



THE ALAMO

West Mains, Blyth Bridge, Scottish Borders



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West Mains, Blyth Bridge, Scottish Borders

A unique Georgian Grade B Listed converted stable block providing generously proportioned living accommodation with private garden ground and within commuting distance of Edinburgh and the City-Bypass.

Accommodation

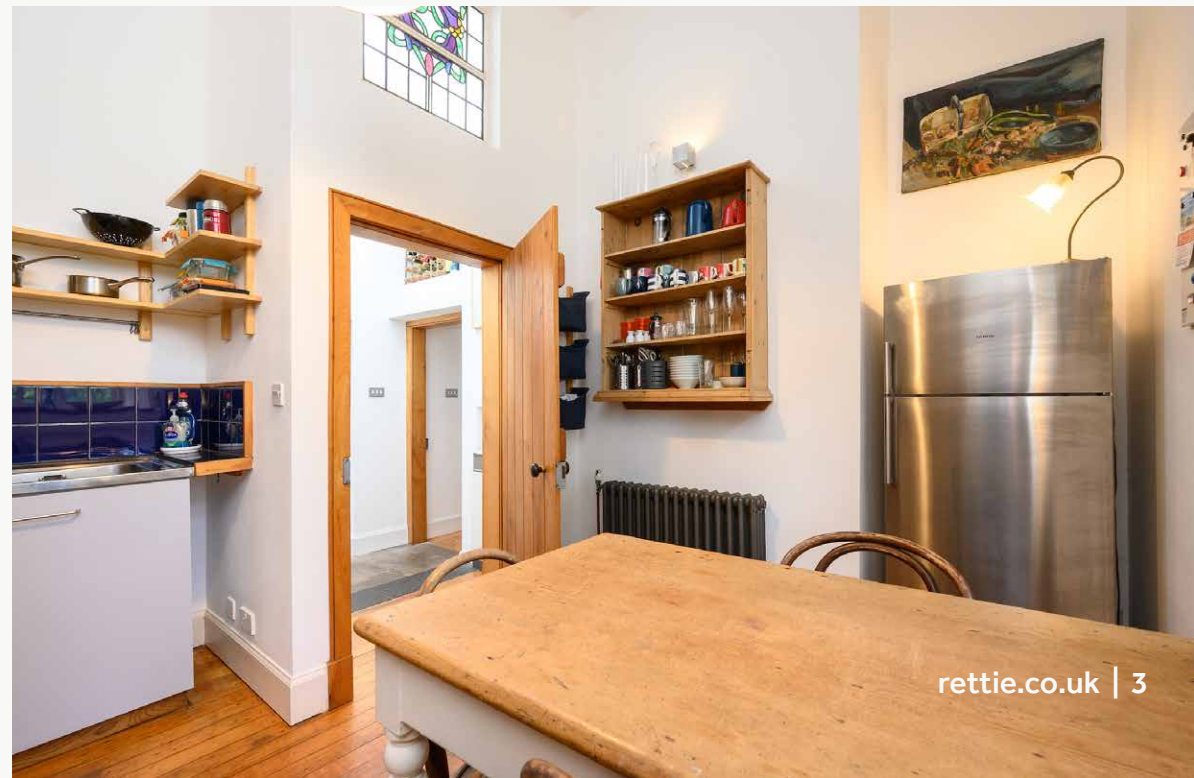
Ground Floor: Entrance Vestibule, Kitchen, Living Room/Dining Room, Double Bedroom 1 with en-suite Shower Room, Bathroom, Double Bedroom 2

First Floor: Double Bedroom 3, Study

Partially finished Extension:

Proposed accommodation: Sunlight Hallway, Dining Kitchen, Utility Room, WC.

Private courtyard garden of notable colour and diversity.
Private Parking. Detached Double Garage.



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1



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2

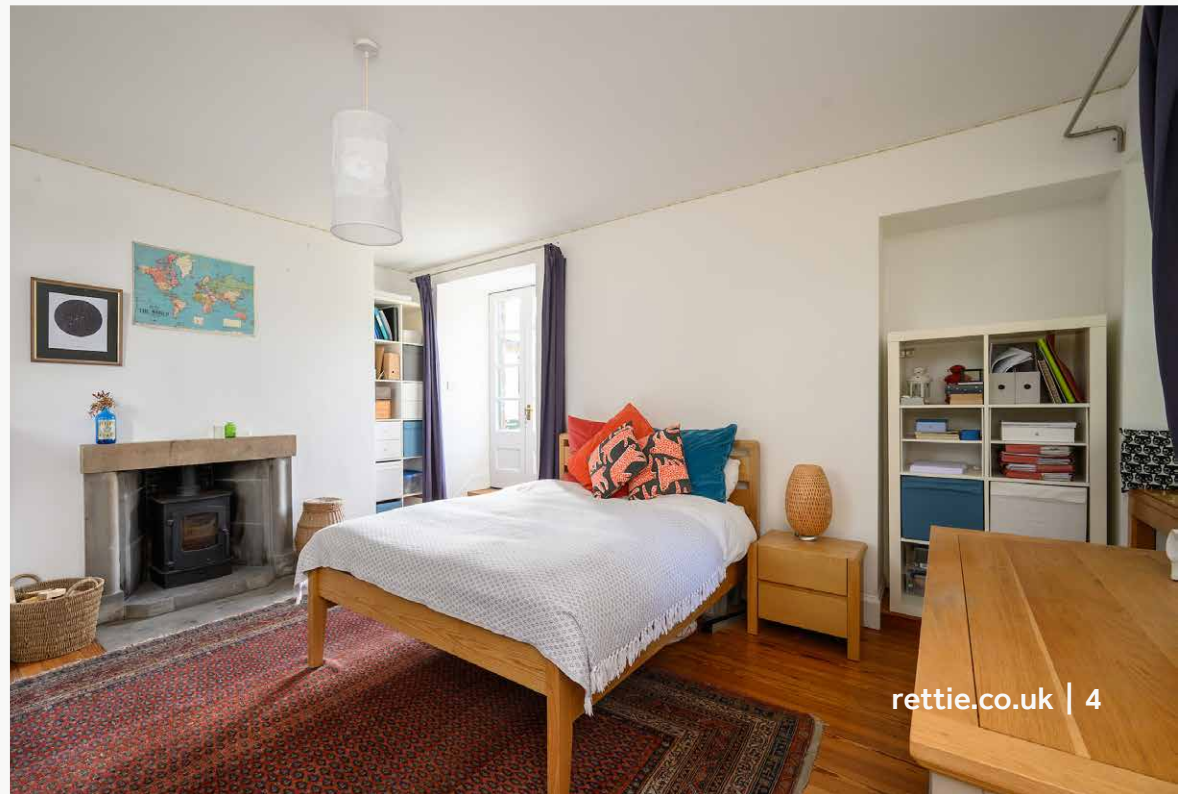
Situation

The Alamo forms part of a small enclave of seven similar properties, mostly converted from a former farm steading range, located outside the small hamlet of Blyth Bridge in the Scottish Borders, near to the delightful conservation village of West Linton (approx. 7 miles away). The village of West Linton offers excellent local amenities including a health centre, pharmacy, Co-op, delicatessen, pub, restaurants and local independent retailers.

Newlands Primary School with nursery attached is located approximately 3 miles away. The school offers a safe and homely setting and provides out of school activities. The school services the area for education with secondary schooling available at Peebles. School buses for both stop nearby. The West Linton Primary School with nursery attached is also nearby. Edinburgh has a wide range of excellent private schools and there is a daily bus service from the village to the secondary school in Peebles.

The Pentland Hills are on the doorstep and the wider Scottish Borders are ideal for those wishing to take full advantage of the peaceful countryside to include extensive walking opportunities, mountain biking at Glentress and 7 Stanes, salmon fishing on the River Tweed, shooting, horse riding, golf, tennis and bowling at nearby West Linton.

Biggar (approx. 8 miles away) is a former market town, with connections to notable and noble figures such as Mary Queen of Scots. Located between the Clyde and Tweed rivers, Biggar is busy with independent shops, cafés and restaurants, as well as the new Biggar and Upper Clydesdale Museum, and the renowned Biggar Puppet Theatre. Other attractions such as the annual Biggar Little Festival in October and the Hogmanay Bonfire highlight Biggar's active and friendly local community spirit. There is a local hospital, dentist, and medical practice. Lanark and Peebles are also located close by, both between 15-30 minutes by car. West Linton also has the advantage of open surrounding countryside whilst being on an arterial route giving easy access to Edinburgh and the M74 via private and public transport. Regular bus services provide travel to and from Edinburgh and Dumfries as well as the surrounding towns and there is also a service between West Linton and Peebles. Penicuik has a wider range of facilities including larger supermarkets and shops, while Straiton Retail Park is just beyond Penicuik and includes a Next, IKEA, Costco, Marks and Spencers and other supermarkets, shops and restaurants. The Edinburgh City-Bypass is within easy travelling distance on the A702 giving access to Edinburgh, its International Airport, and Scotland's motorway network for onward travel to a range of destinations.





General Description

The Alamo is a charming Georgian stone-built converted stable block built of red sandstone, set beneath a slate roof and has been diligently renovated and extended by the current owners to offer a spacious property in a peaceful and tranquil setting.

The Alamo currently offers a complete 3-bedroom house but there is an exciting opportunity to complete the extension that has been started by the current owners, creating a new sunlight hallway/entertaining area, large dining kitchen, WC, utility room and an upstairs study/guest room. Once complete, the extension would turn the property into a 4-bedroom house but equally offers the buyer the prospect of creating their own vision, for example forming a self-contained annexe.

Situated amongst the undulating farmlands of Peeblesshire, the house is accessed off the minor road. A solid timber door with external drop light above provides access to the Entrance Vestibule which is a welcoming space with natural light emanating from the large skylight above. A door opens to the Kitchen which has been fitted with a generous array of kitchen units providing ample storage with worksurfaces. The units incorporate a stainless-steel sink and drainer. The Kitchen has been thoughtfully configured to align with modern lifestyle trends and incorporates an area for a dining table which allows for sociable and relaxed family living.

Neighbouring is Double Bedroom 1 with en-suite Shower Room. The bedroom benefits from a sash window and a skylight. The en-suite Shower Room has a walk-in shower cabinet, wash hand basin, WC and recessed shelving unit.

Accessed off the Entrance Vestibule is the Living/Dining Room which is the heart of the house. An exceptional reception room that is flooded with natural light via a large arched feature window and an additional large, glazed window. The log burner with stone surround provides a heartening focal point. French doors open to the rear courtyard area. From the Living/Dining Room a door opens to the rear Hall giving access to the Family Bathroom, Double Bedroom 2 and an understairs storage cupboard. The Bedroom with a triple aspect view benefits from a log burner with stone surround and shelving units. French doors provide access to the garden area.

A timber staircase with built-in bookshelves rises to the First Floor giving access to Double Bedroom 3 and the Study. The Bedroom is flooded with natural light via two skylights providing a charming outlook over the surrounding hills. The neighbouring Study has a large skylight, and a hatch door provides access to the large, floored attic.

The interior decoration comprises of reclaimed solid pine floors, flagstones, sandstone fireplaces, cast iron radiators and the original cobbles in the garden providing footpaths.

The Alamo has generous, well-proportioned accommodation that offers flexibility of use. Clever use has been made of large windows, skylights and French doors all maximizing natural light and views overlooking the garden grounds. The accommodation is thoughtfully laid out with flexible family living in mind.



Exterior

The garden surrounds the house attractively, bounded by hedging and timber fencing, it is something of a protected haven providing a sense of privacy and seclusion. The courtyard area with red sandstone walls benefits from established herbaceous borders and climbers and provides an ideal entertaining space in the warmer months.

Adjacent to the house is a detached Double Garage with lighting, electric sectional door, and a separate pedestrian access door.

Private parking for two cars.

GENERAL REMARKS AND INFORMATION

Please note that the property has a completion certificate for a 2-bedroom house, from when the original conversion was completed. The current owner is in the process of obtaining a completion certificate for a 3-bedroom house (including the additional principal bedroom and en-suite shower room). For details of local authority consents please refer to the Home report/Estate Agent.

Internet

There are fiber optic cables located outside the property that can be connected at any time.

Designations

The Alamo is Category B Listed. Ref: LB8338

Viewing

Viewing is strictly by appointment with the Selling Agents.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH46 7AH.

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Local Authority

Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA.
Tel: 01835 824000

Classifications

EPC Rating – Band E
Council Tax – Band E

Tenure

Freehold

Services

Mains water and electricity. Drainage to a communal septic tank. Oil fired central heating system.

Offers and Closing Date

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. The closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Internet Websites

Properties and other properties offered by Rettie & Co can be viewed on our website at www.rightmove.co.uk, www.uklandandfarms.co.uk and www.thelondonoffice.co.uk.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

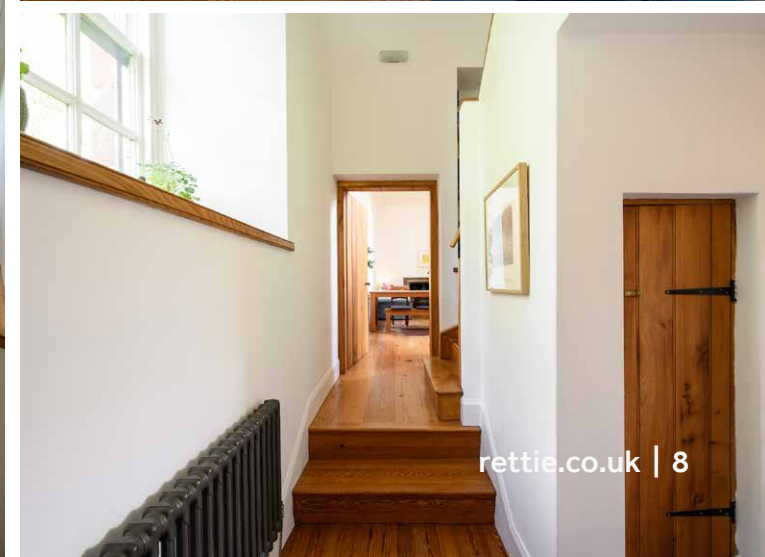
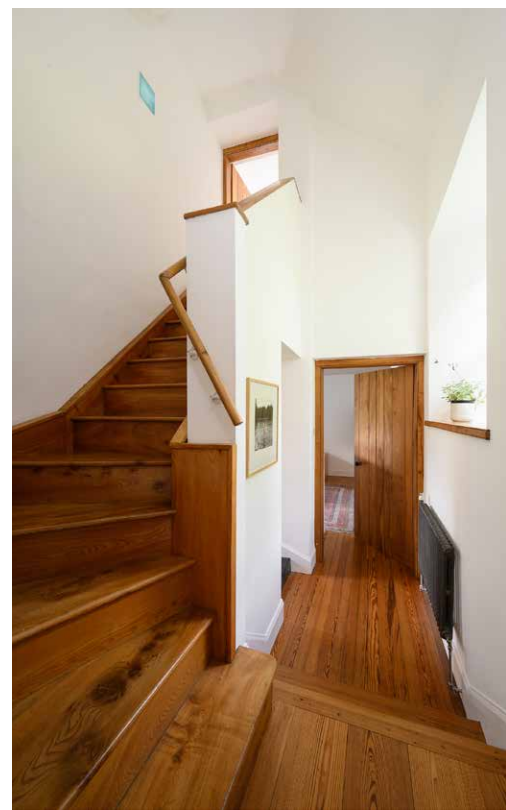
Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

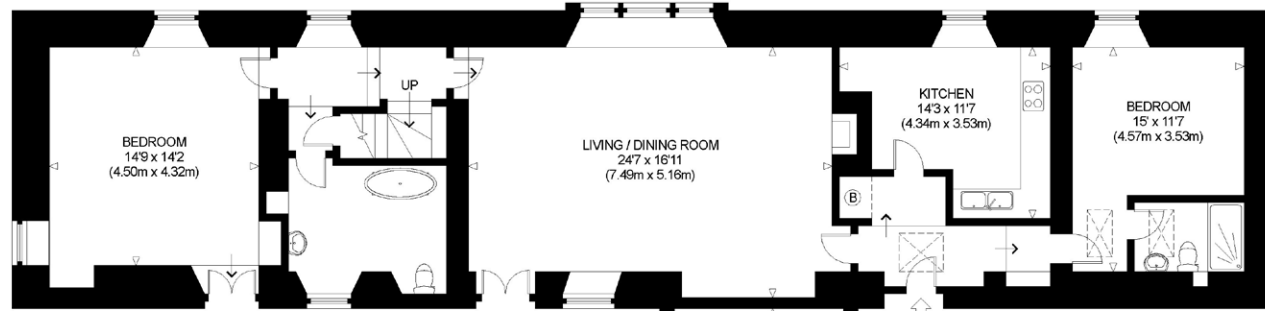
Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.

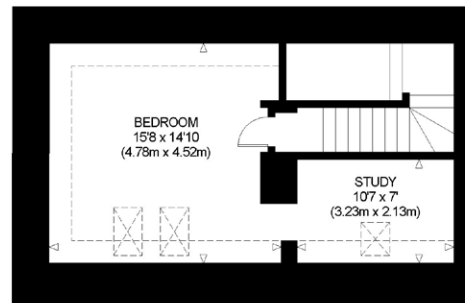




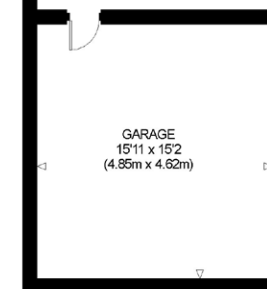
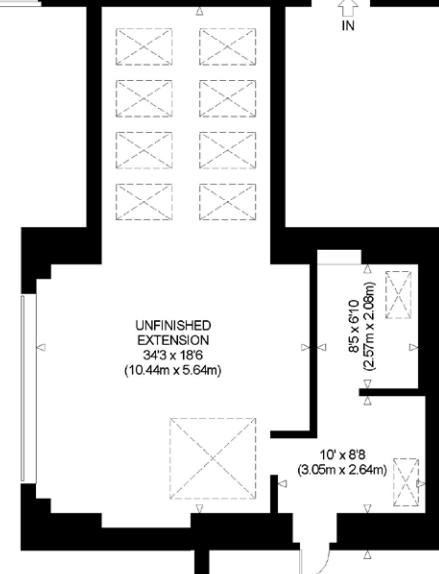




GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 1274 SQ FT / 118.3 SQ M



FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 405 SQ FT / 37.7 SQ M



GROUND FLOOR
 EXTENSION AND GARAGE
 GROSS INTERNAL
 FLOOR AREA 936 SQ FT / 87.2 SQ M

THE ALAMO
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2615 SQ FT / 243.2 SQ M
 (INCLUDING AREAS OF RESTRICTED HEIGHT)
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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www.photographyandfloorplans.co.uk



RETTIE

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 Edinburgh
 EH3 6DH



Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

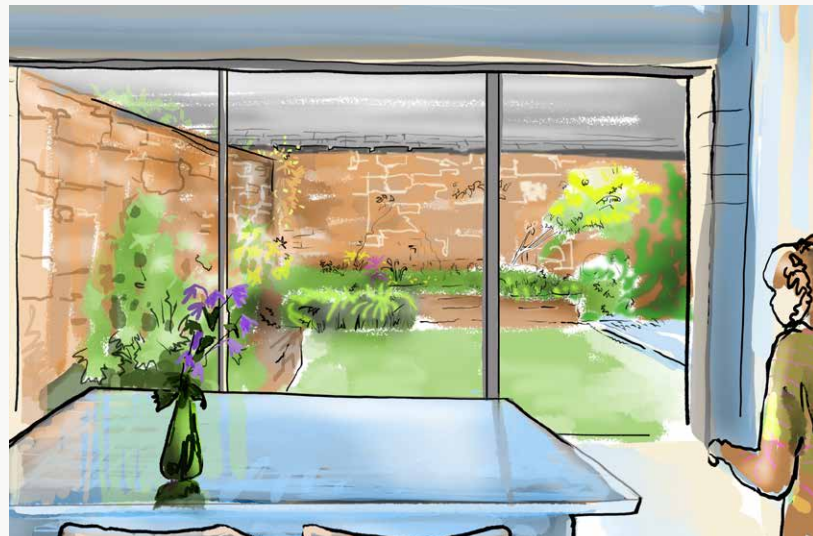
Rettie & Co give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any

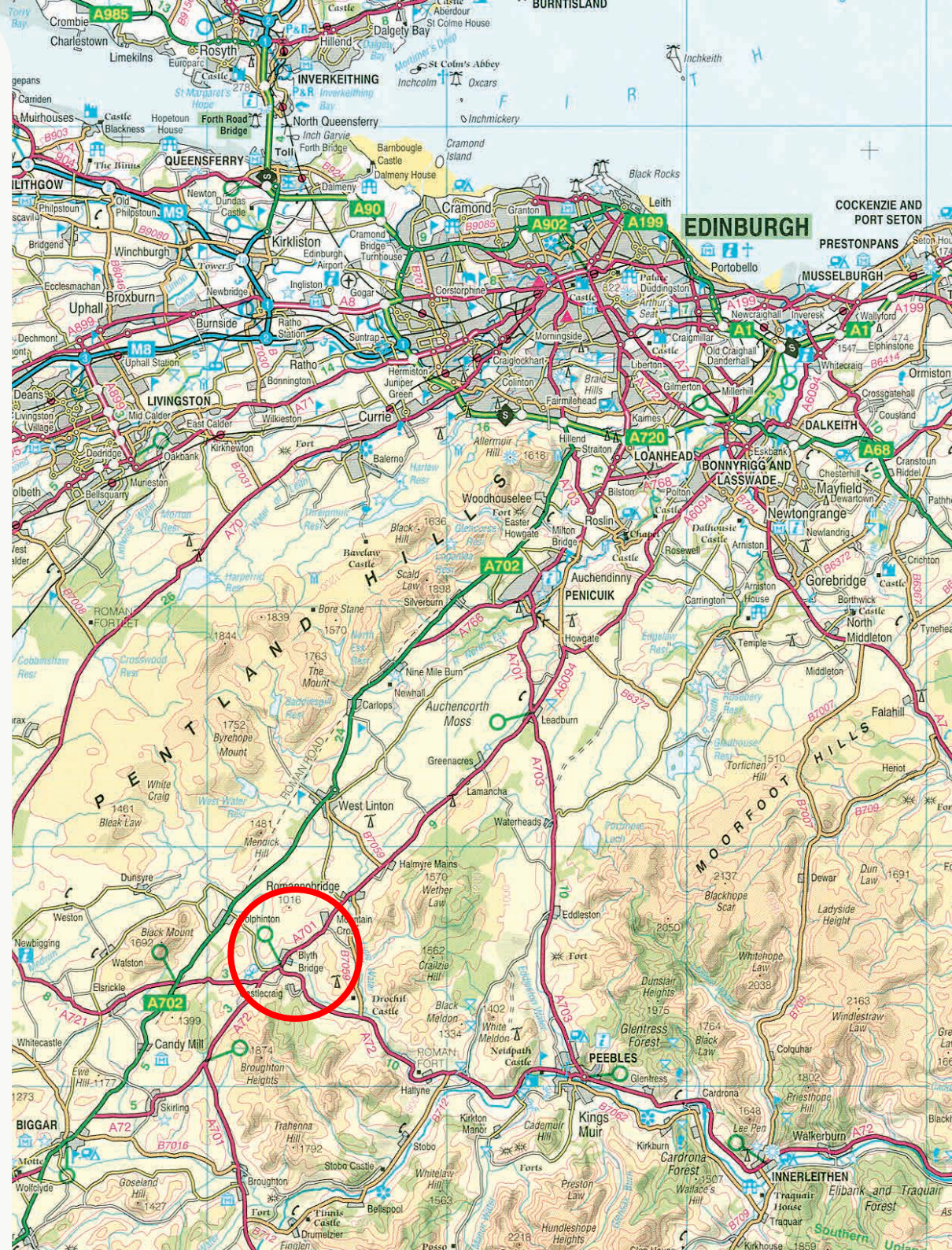
information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



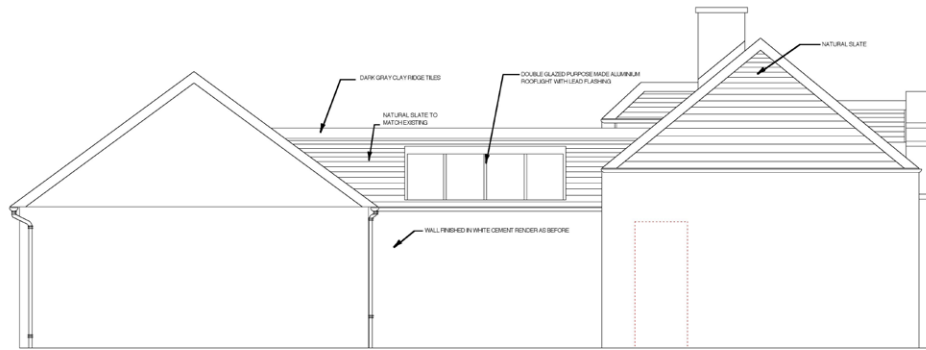
Artist's impression. Credit/copyright to Simon Fraser.



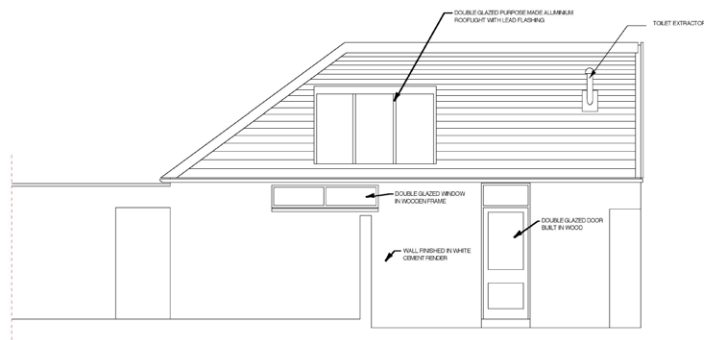




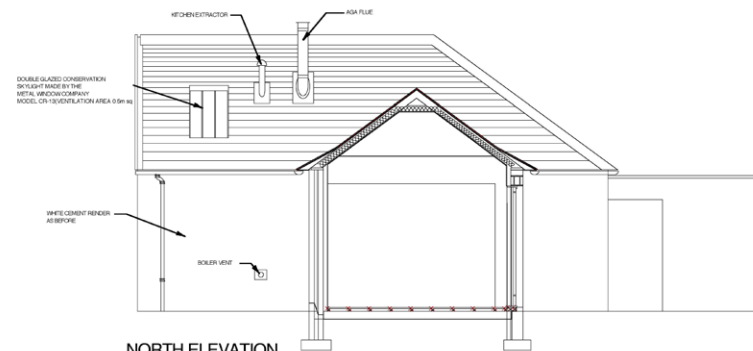
WEST ELEVATION FACING COURTYARD/GARDEN AREA



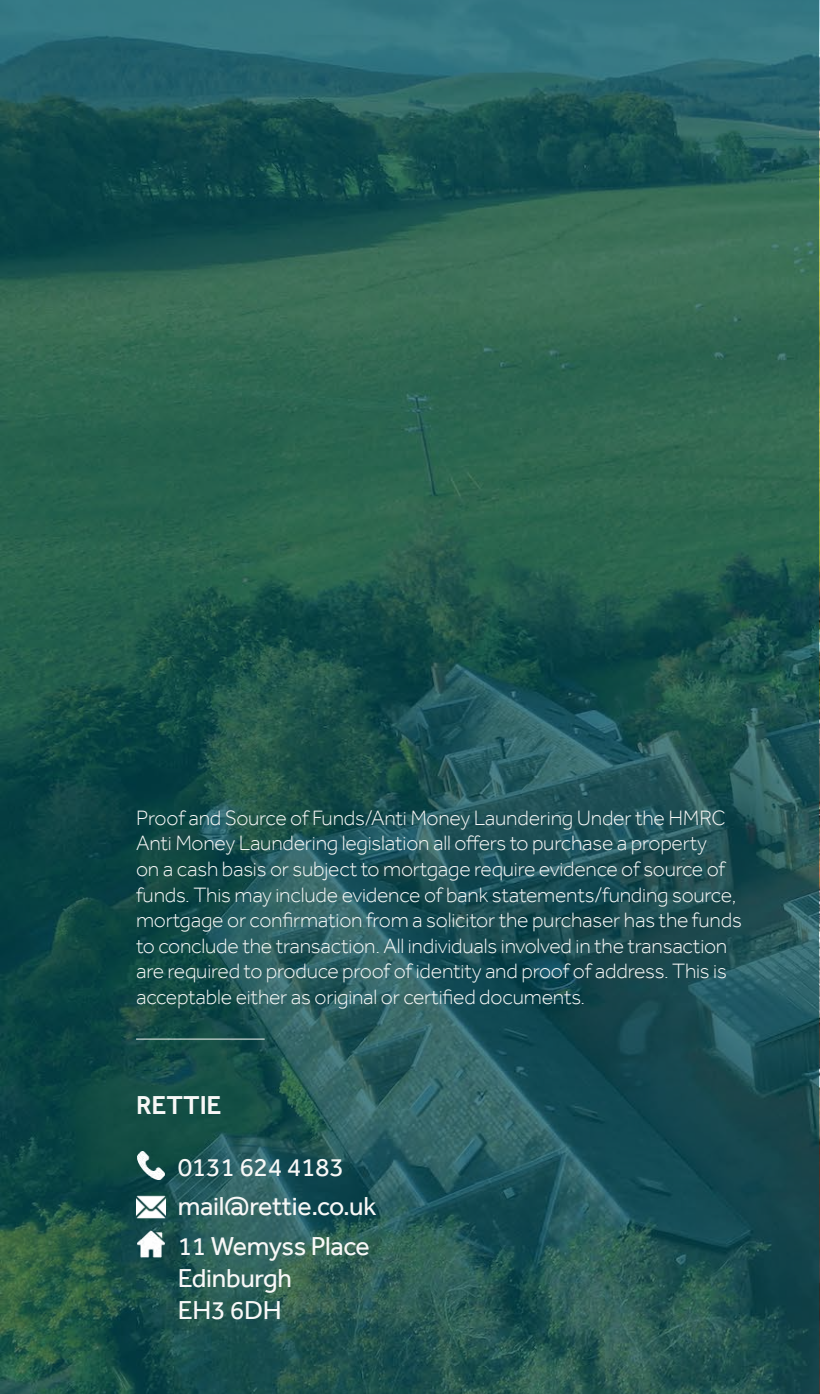
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION SECTION AA



Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

RETTIE

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