



AVONLEA

Cowdenburn Cottages, Lamancha, West Linton, EH46 7BD.





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A spectacular recently completed 4- bedroom house, offering generous contemporary accommodation, with private gardens and a double garage, within close proximity to West Linton's amenities and within commuting distance of Edinburgh.

West Linton 5.7 miles, Penicuik 6 miles, Peebles 10 miles, Edinburgh 15 miles, Edinburgh Airport 19 miles (All distances are approximate).

Summary of Accommodation:

Ground Floor: Entrance Hall, Open Plan Kitchen-Living-Dining Room, Family Room/Study, Pantry, Utility, Shower Room. Principal Bedroom with En Suite Shower Room, Double Bedroom with En Suite Shower Room, Two Further Double Bedrooms, Family Bathroom and a Hall Cupboard.

Garden: A private garden that wraps around the house on three sides, predominantly laid to lawn with two patio areas perfect for enjoying alfresco dining.

Neighbouring Plot: A plot adjacent to the property, measuring 0.56 acres and has connections to electricity and water, is available by separate negotiation.

0.72 Acres





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Situation:

Avonlea is situated in the delightful and scenic rural county of Peebleshire in the hamlet of Cowdenburn. The house sits within a small enclave of properties a short distance from Romannobridge, West Linton and the towns of Penicuik and Peebles. Avonlea lies approximately 1 mile from the Midlothian Border on the A701 stretching between Lamancha and Whim. The area provides a charming rural setting with the benefit of easy access to the nearby towns of West Linton, Peebles and Penicuik and to the city of Edinburgh. Looking at further connections, the A701 connects Edinburgh to the north with Moffat and the southwest of Scotland. Avonlea sits back from the A701 and is almost equidistant between Penicuik (6 miles) to the northeast and West Linton (5.7 miles) to the west with views of rolling hills and neighbouring rural farmland. The conservation village of West Linton offers a good range of local shops, services and village pub. The village has a Co-op, post office, nursery, primary school, a tennis, golf and bowling club. Peebles (10 miles) is a short drive to more shops and services including supermarkets and a range of sport facilities. Approximately, 1.5 miles away is Whitmuir which is an organic farm with farmshop, and café. For schools, the Scottish Borders Council identifies that local schools in Avonlea's catchment are Newlands Primary School in Romannobridge and Peebles High Secondary School. The Edinburgh City Bypass is about 11.1 miles away and provides access to all the services Edinburgh has to offer, including the railway network, an international airport and private schooling. The surrounding local area provides a plethora of outdoor recreational activities such as hill walking, golf at local courses including Glencorse and West Linton, and renowned mountain biking trails at Glentress Forest in Innerleithen.

General Description:

Avonlea is a superb newly built property set amongst rolling countryside with beautiful views over surrounding farmland. The house has been finished to an exemplary standard and offers an incoming purchaser the perfect blend of stylish contemporary living whilst being easily accessible to local amenities and the countryside.

Avonlea boasts a striking contemporary design and offers comfortable accommodation across the ground floor, externally the property features a partial render and partial clad façade, sitting beneath a slate roof and is surrounded by garden ground on three sides. The property is approached from the main road arriving to a gravelled driveway which offers ample parking in front of the house and double garage. From the driveway a paved path leads up to the front door, which opens to a spectacular and spacious entrance hall, with tiled floor and triple windows letting in plentiful natural light.

The entrance hall opens to magnificent open plan kitchen/sitting/dining room, with engineered oak flooring which has breathtaking east facing views over the rear garden and farmland beyond. The kitchen area has a range of wall and base mounted units, with quartz marble effect surfaces, a basin and a central island with breakfast bar. Modern appliances include a Belling double oven with grill and warming drawer, with four ring induction hob above, with extractor fan above the oven. Bosch appliances include a dishwasher, a full height fridge and full height freezer.



The sitting area has space for sofa and chairs and features a log burning stove as the focal point and enjoys views out over the rear garden. From the dining area double doors open to a paved patio and rear garden beyond, with beautiful open views over open countryside and farmland. From the kitchen, a pocket door opens to a family room/study, which has a dual aspect and plentiful natural light, this room is very versatile and could be used as a snug room or office space. From the kitchen, double doors open to a cleverly concealed walk-in pantry, which has a tiled floor, built-in shelving and a door opening to the plant room, which is home to the hot water cylinder and air source heat pump that controls underfloor heating (throughout the ground floor).

From the sitting area a pocket door slides open to give access to an inner hall, where there is a utility room, with wall and base mounted units, space for a washing machine and tumble dryer, with basin and coat hooks, and built-in cupboards providing storage. Across the hall there is a shower room, with walk-in shower cubicle, WC and wash hand basin, with a back door leading out to the driveway and garage.

From the entrance hall, an inner hall with engineered oak flooring, gives access to the bedrooms. The principal bedroom is a generous size and is bathed in natural light from the dual aspect windows that overlook the rear garden, with extensive built-in wardrobes providing hanging and shelving space and an en suite shower room offering a walk-in shower cubicle, WC and twin basins, with vanity storage units below. At the end of the hallway there is a guest bedroom, which is a good-sized double with built in wardrobes and an en suite shower room, with walk-in shower cubicle, WC and wash hand basin. The two remaining double bedrooms both have built in wardrobes and views over the garden. Completing the accommodation is a luxurious family bathroom, with a large bath, walk in shower cubicle, wc and wash hand basin and a large storage cupboard, with underfloor heating controls. There are two accesses to lofts, which are partial standing height and not floored, but could be used for storage.

Garage:

There is a double garage, which is built of rendered concrete block with a stylish feature brick wall. It has two manual garage doors and electricity with the option to connect an electric car charging port.

Garden:

Externally, the garden wraps around the house on three sides and offers two patio areas. To the front of the property there are planted flower beds and behind the garage is a patio area, perfect for al fresco dining, which has a flower border. The rear garden is predominantly laid to lawn and is planted with some spruce trees and has beautiful views overlooking farmland and hills beyond.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Neighbouring Plot:

A plot adjacent to the property, measuring 0.56 acres and has connections to electricity and water, is available by separate negotiation.

New Build Warranty:

The property has a 10 year New Build Warranty from Protek.

Satellite Navigation

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

Fixtures and Fittings

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







AVONLEA

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA = 200.2 SQ M / 2154 SQ FT

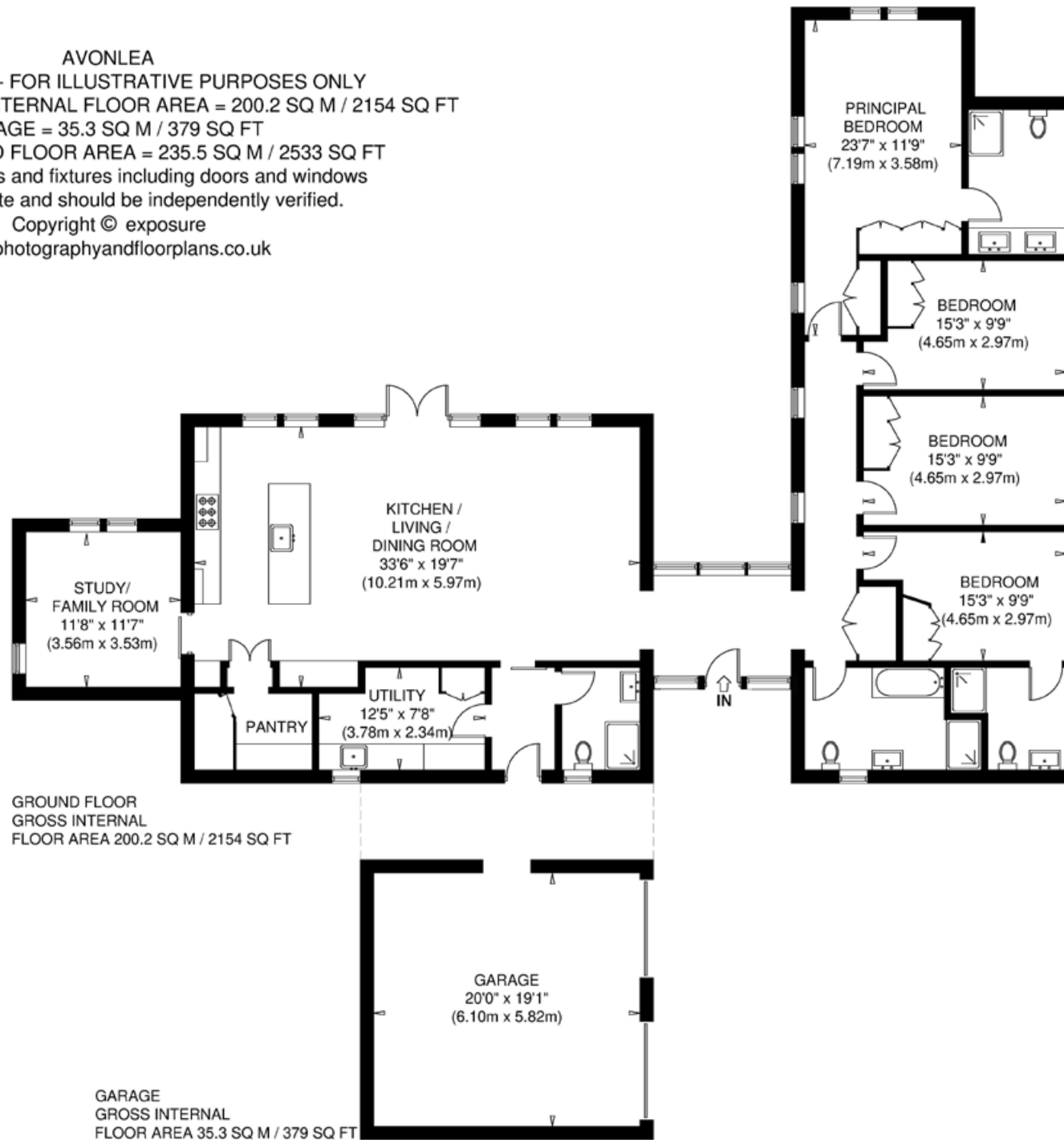
GARAGE = 35.3 SQ M / 379 SQ FT

TOTAL COMBINED FLOOR AREA = 235.5 SQ M / 2533 SQ FT

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Air source heat pump, mains water and electricity and drainage to private treatment plant.

Local Authority

Scottish Borders, Newtown St. Boswells Melrose TD6 0SA. 01835 824 000.

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

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.

Websites and Social Media

This property and other properties offered by Rettie can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.thelondonoffice.co.uk.

In addition, our social media platforms are facebook.com – RettieTownandCountry; twitter.com – RettieandCo; Instagram and LinkedIn.

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.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, 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 they have not entered into contact in reliance on the said statements, that they have satisfied themselves 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 misstatement 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, their clients and any joint agents give notice that:

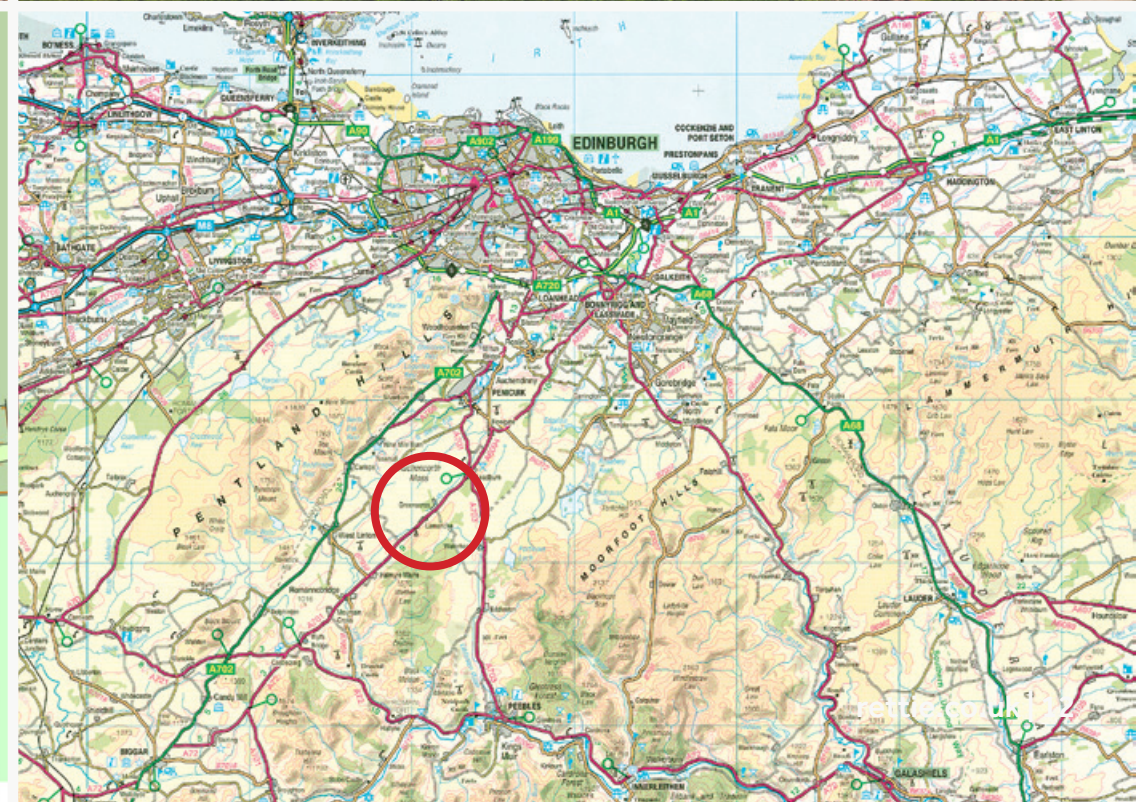
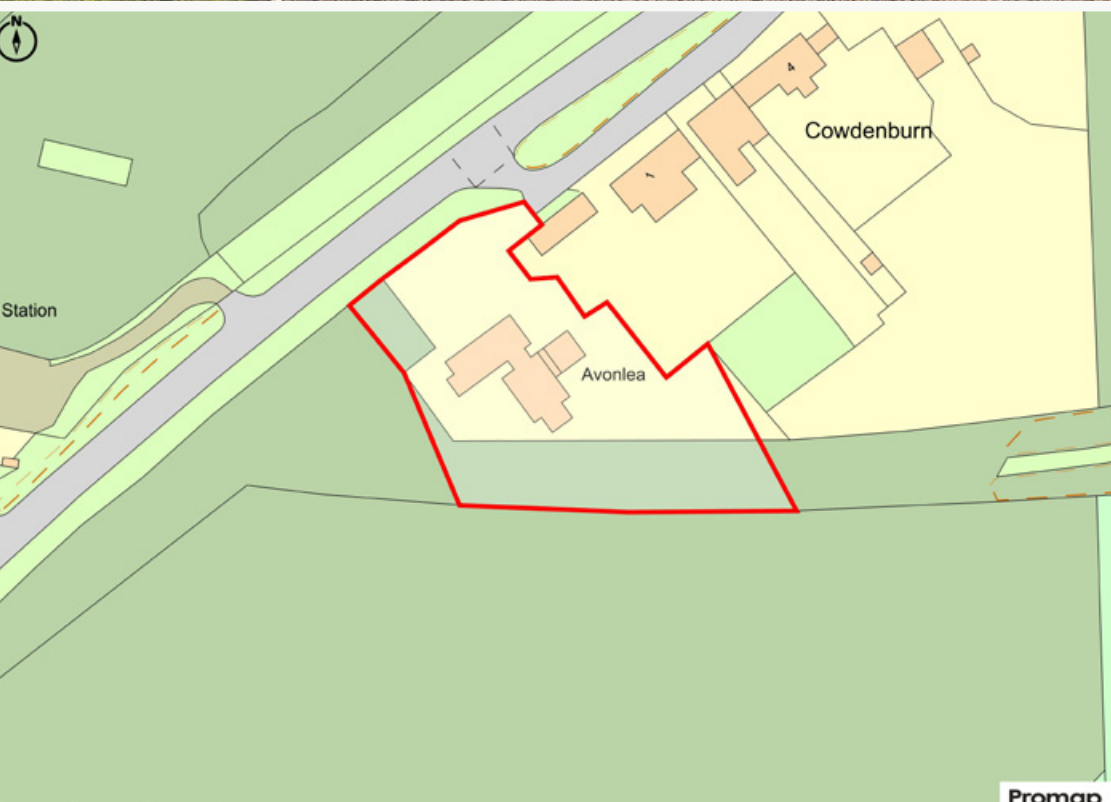
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract 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 misstatement 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.









RETTIE

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