



Attractive cottage with a beautiful garden

Grantshall Cottage, West Linton, Peeblesshire, EH46 7DH

Freehold





Attractive cottage with a beautiful garden set around the Hope's Burn

Kitchen • 2 sitting rooms • dining room • 4 bedrooms
2 bathrooms and study / bedroom 5 • EPC = E

Situation

Grantshall Cottage is located within the rolling countryside of the Scottish Borders, next to the tranquil Hope's Burn. The property is situated in a pleasantly rural location, yet remains easily accessible to both Peebles and Edinburgh. The local conservation village of West Linton and market town of Peebles have an excellent range of local facilities, including shops, post offices, leisure centres with swimming pools, and both primary and secondary schools. Stobo Castle spa and leisure club facilities are 9 miles away. Broughton village is also in close proximity and has an excellent deli, and microbrewery

The property is in a particularly accessible position, well situated for the Edinburgh City Bypass (A720), the city centre (22 miles) and for routes to the south. The Bypass is 16.5 miles to the north and gives access to the south, east and west of the city, Edinburgh International Airport (27 miles) and the motorway network. The A702 provides a good link to the M74, providing access to both Glasgow and Carlisle. Glasgow (43 miles) is easily accessible from other routes including the A721. Grantshall Cottage is ideally positioned for outside recreation. To the south, close to Peebles and

Innerleithen, there is the nationally-renowned Glentress mountain biking area with further cycle trails within the 7stanes network. There are a number of local golf courses including Glencorse, Peebles and West Linton, with all the links courses of East Lothian easily accessible via the Edinburgh City Bypass. The Pentland Hills Regional Park is popular for walking, mountain biking and fell running alike, and is home to the Midlothian Ski Sports Centre. For horse riders, there is open countryside as well as the Esk Valley Trail, a riding route which is part of the Tyne Esk Trail network comprising 60 miles of bridlepaths. These can be linked into at Roslin and there are many old drove roads providing great variety for hacking.

Description

Grantshall Cottage is an attractive countryside property and was once the gamekeeper's cottage to the nearby Castlecraig Estate. The semi-detached house has spacious accommodation over two floors with nearly all of the rooms having a good aspect over the garden and burn, which runs the length of the garden.

The cottage is thought to date back to about 1891 and has been extended over the



years. The main part of the cottage can still be seen in the lower sitting room where there is the original open fireplace and exposed stone wall. To the front of the house is an extension which houses the kitchen and adjacent dining room which has large windows overlooking the garden and burn. The kitchen has a range of modern units and appliances which include a warming drawer, oven, microwave, induction hob with extractor above and fridge freezer.

Located above the dining area is a second sitting room which has magnificent views over the surrounding countryside. There is a door to the first floor terrace which is ideal for outdoor dining and entertaining. A separate door leads through to the two first floor bedrooms / study which is also accessed by spiral stair from the lower sitting room.

The house has four bedrooms and a study which are arranged over the ground and first floors. Two bathrooms service the four bedrooms and are conveniently located at separate ends of the property.

Outside there is a pretty garden which is bound by an open field to the north. There are lawns and three timber bridges which cross the burn towards the house. The garden has mature shrubs and trees throughout and there is a gravel parking area for several vehicles, which is accessed by gate from the public road.

General Remarks

Viewings

Strictly by appointment with Savills - 0131 247 3738.

Services

Private water supply. Drainage to septic tank. Mains electricity. Central heating provided by oil fired boiler.

Local Authority & tax band

Scottish Borders Council tax band F.

Fixtures & Fittings

Standard fixtures and fittings are included in the sale.

Solicitors

VMH Solicitors Limited, 10 South Clerk Street, Edinburgh EH8 9JE. Tel: 0131 622 2626.

Photos Taken

May 2021.

Date produced

May 2021.

Servitude rights, burdens and 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 referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.



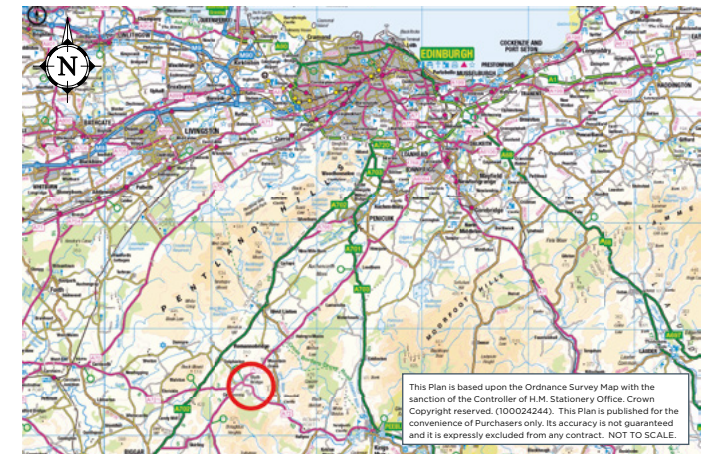


Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.



Grantshall Cottage, West Linton, Peeblesshire, EH46 7DH

Gross internal area (approx)

Total 195.18 sq.m / 2,101 sq.ft



savills

savills.co.uk

Flora Geoghegan

Savills Edinburgh

0131 247 3738

Edinburgh_countryhouses

@savills.com



For identification only. Not to scale. © 21/06/04 FG

Important notice Savills, its 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 here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. 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. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by wordperfectprint.com

