

FOR SALE
PLOT 1, KILBUCHO MAINS
BORDERS
ML12 6JH



OFFERS OVER £125,000

This is a stunning south facing site with great views all round of the outstanding natural beauty of the Tweed Valley. This beautifully situated plot covers approximately 0.25 acres.

VIEWING

By appointment with the owner on 07812 638 157 or through Purdie & Co. Tel: 0131 346 7240.

Purdie & Co
Solicitors &
Estate Agents

Property Department

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PLANNING PERMISSION

Full detailed planning permission is available for the architect designed five bedroom house over one and three quarter floors.

DOWNSTAIRS

Vestibule, hallway, open plan living room with wood burning stove & kitchen with dining area, large utility room, snug with wood burning stove, double bedroom, shower room.

UPSTAIRS

Master Bedroom with en-suite and built in wardrobes, guest double bedroom, two large single bedrooms, Box room/Storage room. All rooms have lots of built in storage. The house has an external double garage with office space above.

The house has been designed to be as economical to run as possible with triple glazed windows and very low u-values (.15) to the walls and roof which will ensure very low running costs, along with solar panels for water. There is plenty of ground in the garden for ground source heating. Electricity supply will be brought to the plot by the seller.

The plot lies in the Borders area only 45mins from Edinburgh. A great small local school feeds into Peebles High School which is consistently rated as one of the best state high schools in the country. Broughton is a lovely local community with plenty on offer for both children and adults, there is local football coaching on a Saturday morning for children up to high school age and a monthly lads v dads game, a thriving tennis club and lots of local golf courses. A highly recommended Bistro and shop complete a village atmosphere seldom found these days. The bustling market town of Peebles is a short drive away where there is everything you would need; fuel, supermarkets, restaurants and high quality local shops.

PLEASE NOTE

All fees for Education and Affordable Housing Contribution have already been paid to Scottish Borders Council.

DIRECTIONS

From Edinburgh - take the A702 to West Linton. Turn off A702 into West Linton and continue through the Village and out on B7059 to the A701. Turn right onto A701 and continue until you reach Broughton. Go through the village until you reach the School on the left, slow down as you cross the bridge and turn sharp right onto Kilbucho Road. Continue for 1 mile and then follow the road round to the right and cross over the small bridge, the plot is at Kilbucho Mains on the left.



While the foregoing particulars are believed to be correct their accuracy is not warranted. A Closing Date for offers may be fixed. Prospective purchasers are advised to have their Solicitors Note Interest with Purdie & Co.

www.purdiesolicitors.co.uk