

RESIDENTIAL



To Let

Halmyre Mains Farmhouse,

West Linton, EH46 7BX

- 3 double bedrooms; 1 single bedroom; 2 attic rooms; 2 reception rooms
- Good sized garden, totalling approximately 1.22 acres
- Garden shed and workshop
- Open countryside surrounding
- EPC: Band F (29)
- Letting Agent Registration Number: LARN2007001
- Landlord Registration Number: 1424809/355/31052

£2,200 PCM



WALKER SCOTT IRELAND

CHARTERED SURVEYORS, VALUERS, LAND & ESTATE AGENTS

LOCATION AND DIRECTIONS

Halmyre Mains Farmhouse is located just off the A701, approximately one mile north of the village of Romannobridge and two miles south of the town of West Linton.

Romannobridge retains a primary school and community centre. West Linton offers a small range of shops and services (including primary school), with a wider range available in nearby Peebles (approximately ten miles to the south-east) which retains secondary schooling or Penicuik (approximately eight miles to the north-east). Edinburgh is approximately twenty miles to the north and is easily accessed via the A701.

What3words: ///icebergs.defended.glares

From Edinburgh, take the A702 south to West Linton and turn left into the village. Continue along the Main Street (B7059) south and out of the village and stay on the B7059 for approximately two miles to the "T" junction with the A701. Turn left onto the A701 and continue for approximately 200m. Turn right off the A701 (sign posted "Halmyre Mains/Newlands Hall") onto the side road and immediately left at the "T" onto the private farm road. The entrance gateway into Halmyre Mains Farmhouse is on the right hand side, just up from the "T" junction.

Post Code: EH46 7BX. It is strongly recommended that you do not rely on a Satnav in this rural location and check on a route map prior to any scheduled viewing.

DESCRIPTION

Halmyre Mains Farmhouse is a detached traditional former farmhouse, which has been renovated within the last five years and is in good order throughout.

Outside, there is a substantial garden (approximately 1.22 acres) to enjoy, with a paved patio to the front and mainly lawns surrounding, which are enclosed by walls and fences and sheltered and screened by a mixture of mature trees and shrubs. The grounds also include plenty of parking. There is an open countryside aspect beyond to the south and a general rural feel, however, with excellent road links north to Edinburgh.

Garden buildings include: timber garden shed; timber workshop (with electricity); covered BBQ area.

ACCOMMODATION

Accommodation comprises:

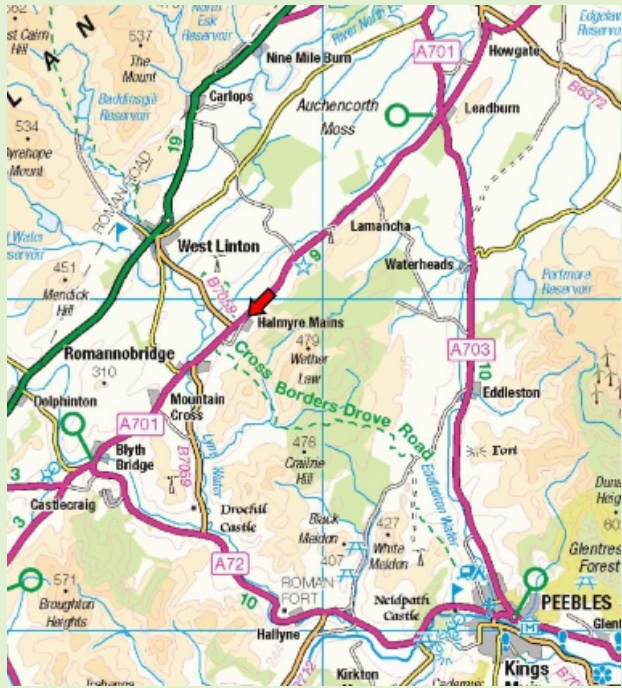
Ground floor: - vestibule; hallway with two cupboards; sitting room with open fire; living room with open fire; shower room; farmhouse kitchen with pantry cupboard off; rear door hall; boiler/boot room; and utility room

First floor - landing; guest bedroom with ensuite shower room; double bedroom; single bedroom; master bedroom; and bathroom

Second (attic) floor - landing; attic room 1 and attic room 2

COUNCIL TAX

The property is assessed for Council Tax as Band G.



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SERVICES

Mains electricity. Mains water. Private drainage. Oil boiler central heating and hot water.

LEASE TERMS

A Private Residential Tenancy will be offered to the successful applicant. Rent will be payable monthly in advance.

Landlord Registration Number: 1424809/355/31052

The asking rent is £2,200.00 Per Calendar Month

A deposit equivalent to two times the monthly rent will be paid on completion of the lease and will be lodged with an approved deposit scheme provider (SafeDeposits Scotland).

New lease available from 1 August 2024.

GARDEN AND GROUNDS MAINTENANCE

The successful applicant will be required to look after the garden at their own expense. As a minimum this will include regular grass cutting during the growing season and maintenance of shrubs. Large trees will be maintained by the Landlord, in consultation with the Tenant.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Band F (29)

VIEWINGS AND FURTHER INFORMATION

For further information please contact Walker Scott Ireland Ltd. Viewing is strictly by appointment. Interested parties are required to submit a completed Tenancy Application Form.

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CHARTERED SURVEYORS, VALUERS, LAND & ESTATE AGENTS

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