



## For Sale

### WEST LINTON

#### Plot of land at Lamanca

Morton Fraser are delighted to offer on to the market this plot of land with outline Planning Permission to erect a dwelling house. This is a unique opportunity to build a property in a lovely rural setting with outstanding open views over the countryside, yet within easy reach of Edinburgh. The Plot extends to some 1023m<sup>2</sup>. Access to the plot is via a private road which leads to a small hamlet of existing properties.

#### PROPERTY COMPRISES

- Plot of land
- 1023m<sup>2</sup>/0.255 acres
- 12 Miles from Edinburgh
- Countryside Location
- Excellent transport links nearby

## DETAILS:

All price and viewing details are available on our website [www.morton-fraser.com/property](http://www.morton-fraser.com/property)

Should you wish to discuss this property or require further information, please contact Morton Fraser on:

Tel: 0131 247 1010

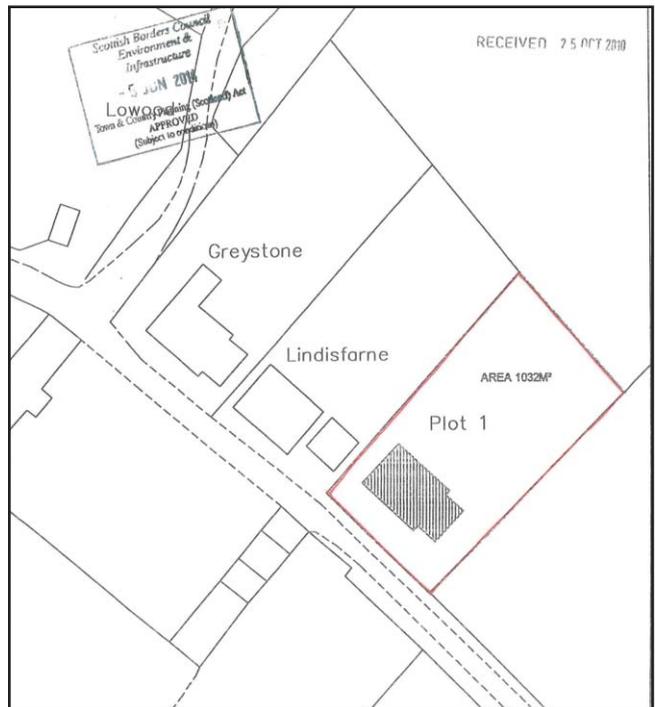
E-mail: [property@morton-fraser.com](mailto:property@morton-fraser.com)

## LOCATION

Lamancha Farm sits on the A701 close to the charming village of West Linton, some 12 miles from the Edinburgh city by-pass set in rolling Borders countryside. The village has a good centre with shops and hotels and there is a good local primary school at Newlands. There is easy access to the city by-pass and Edinburgh city centre as well as to the Borders with its attractive countryside and historic towns of Penicuik and Peebles.

## MORTON FRASER LLP

Quartermile Two, 2 Lister Square, Edinburgh EH3 9GL  
Tel: 0131 247 1010 Fax: 0131 247 1007



1. Interested parties: (a) Should contact Morton Fraser Property if they have any specific queries about the property or the property schedule, particularly if they intend to travel long distances to view. (b) Should not assume that any planning permission, building warrants, completion certificates or other consents have been obtained for alterations, replacement windows or changes of use and they should verify the position before offering. (c) Are advised to note their interest with Morton Fraser Property as soon as possible so that they may be informed if a closing date is set or if there is a change in the selling circumstances. Noting interest does not place any obligation on our client to set a closing date or give every noted interest the opportunity to offer. No responsibility will be accepted for expenses incurred by parties who have noted interest but do not get an opportunity to offer. (d) Should note that no responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn. 2. Although it is our clients' intention to sell the property they are not bound to accept the highest offer, or any offer, or in the event of competing interest, to set a closing date.

