



Watermans

# 6 Broomlee Mains Court

West Linton, EH46 7BP



# Welcome

from the Watermans Team, to the property at:

## 6 Broomlee Mains Court

West Linton, EH46 7BP

This detached country house is an exceptional residence that offers the very best for families. The southwest-facing home features a wealth of highly versatile accommodation with various configurations to suit your needs. It offers five/six bedrooms, as well as generous living space, and a statement breakfasting kitchen with an open-plan dining room. It also features four modern washrooms and a home gym; plus, it has private parking and a large rear garden that is neatly landscaped. Furthermore, it is finished throughout to impeccably high standards, meeting all the demands of modern living. In addition, the property offers a true sense of rural seclusion in a peaceful setting as part of an exclusive hamlet. It is surrounded by open countryside, with spectacular panoramic views, and it offers the convenience of being just a short drive or five-minute bike ride from the picturesque village of West Linton. The heart of Edinburgh city centre can also be reached in just 45 minutes by car.

*We hope you love this property as much as we do.*



## Summary of the accommodation

### General Features

A stunning detached country house by West Linton  
Part of an exclusive hamlet in the countryside  
Offers a sought-after and peaceful rural lifestyle  
Spectacular panoramic countryside views  
A wealth of accommodation finished to high standards

### Accommodation Features

Triple-aspect porch and reception hall with storage  
Dual-aspect living room with log-burning stove  
Statement breakfasting kitchen/dining room  
Separate utility room with rear garden access  
Naturally-lit landing with built-in storage  
Four bedrooms (three with built-in wardrobes)  
Versatile study/sitting room/fifth bedroom  
Gym/additional reception room/sixth bedroom  
Two modern en-suite shower rooms  
Family bathroom with a double-ended bathtub  
Conveniently located ground-floor WC  
Oil-fired central heating and double glazing

### Other Features

Colourful, well-maintained front garden  
Impressive rear garden with a large lawn and patio  
Greenhouse, garden shed, and wood store  
Private driveway and an integral single garage



*Discover a stunning  
country home*

Set amongst the open countryside and with a beautiful façade, it is easy to be mesmerised by this family home. Inside, a triple-aspect entrance porch and a reception hall with storage provide the kind of welcome you would expect from a property of this calibre – impeccable and instantly setting the standards of the accommodation to follow. Defined by neutral decoration and original engineered maple flooring, the hall certainly sets high expectations.



**An elegant  
living room**  
*with a log burner*

The living room continues to impress, offering expansive dimensions for a varied choice of furnishings and comfy sofas. It maintains the engineered maple floor, pairing it with navy blue décor and white detailing – an elegant style that is homely and inviting. It also features a cosy wood-burning stove for those snug winter evenings, and it is brightly illuminated by dual-aspect glazing, including French doors that extend the space into the garden – an ideal arrangement for families.



## *A statement kitchen with luxury quartz worktops*



### *The perfect setup for sociable dinner parties*

Sharing an open-plan layout and laid with solid oak flooring, the breakfasting kitchen/dining room is the home's centrepiece. It has a substantial footprint for a large table and chairs; plus, it is equipped with a central island with a wooden worktop and fitted breakfast bar – it is the perfect setup for sociable dinner parties. The kitchen area also has a sophisticated Shaker-inspired design, offering generous cabinet storage in white and luxury quartz worktops with a Belfast sink. Metro-style splashback tiles complete the stylish aesthetic. An electric range cooker with an induction hob, a tall larder fridge, an integrated dishwasher, microwave, and freezer are all included in the sale. Meanwhile, an adjacent utility room has alternate access to the rear garden, as well as additional storage, workspace, and room for freestanding appliances.

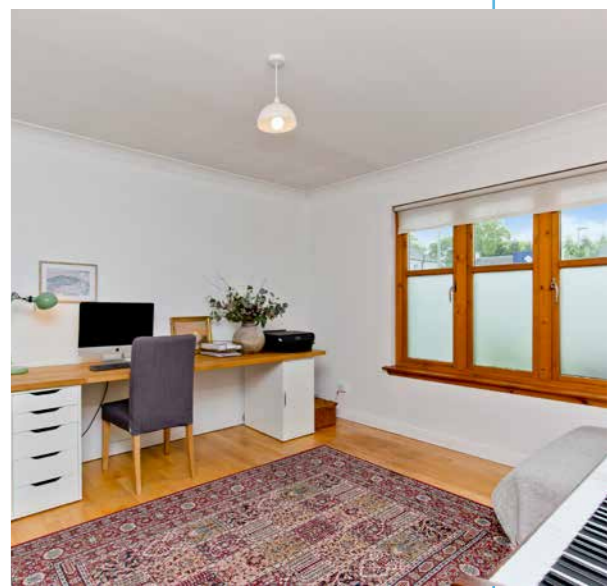
# Spacious bedrooms

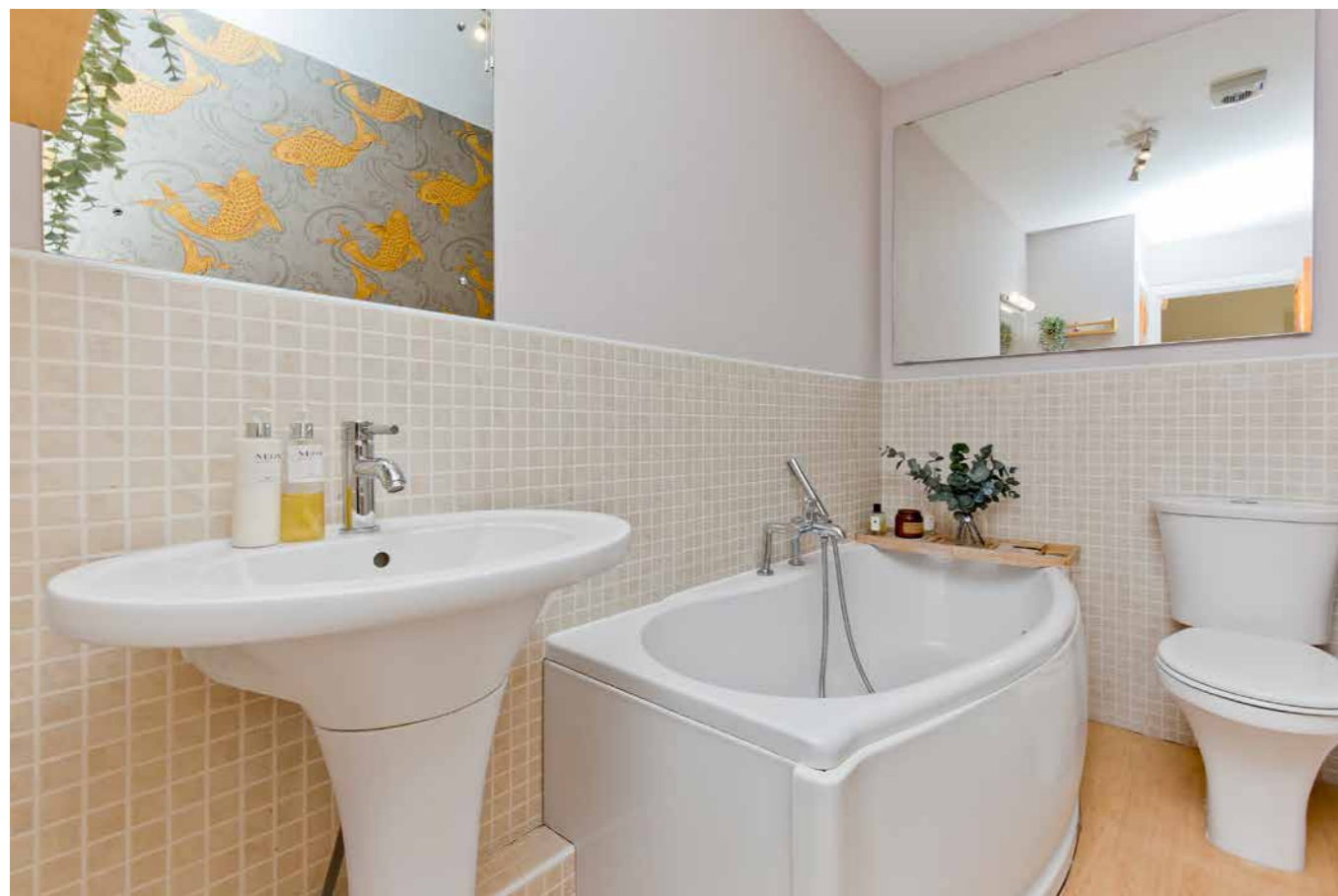
The four main bedrooms are upstairs, extending off a naturally-lit landing (with storage) which allows extra light to flow throughout the home. Each room boasts spacious proportions for a wide choice of bedside furnishings, including study areas, and they all benefit from attractive décor and plush carpeting.



## Offering excellent versatility

The four rooms also feature dormer windows, framing elevated countryside views. In addition, the principal, third, and fourth bedrooms have built-in wardrobes, whilst the principal and second bedrooms each enjoy their own en-suite shower room. Furthermore, there is an easily accessible fifth bedroom on the ground floor, providing a versatile space that can be used as a study or a sitting room, depending upon your preference. Likewise, there is a ground-floor gym (adorned with a world map feature wall), which can be used creatively to suit your requirements, whether as a sixth bedroom or additional living space.





## Generous *bathroom facilities*

On the first floor, the property has two modern en-suite shower rooms and a three-piece family bathroom, which features built-in storage and a double-ended bathtub with a handheld shower. All three are attractively presented with mosaic-style tiles at half height, topped by neutral décor – the family bathroom also enjoying an artistic accent wall. In addition, there is a convenient ground-floor WC as well. The property has oil-fired central heating (with a combi boiler) and double-glazed windows, ensuring year-round comfort and efficiency.



## A landscaped rear garden *designed for families*

The family home is flanked by a colourful front garden and by a fully-enclosed rear garden which is well-suited to families. The landscaped rear garden is particularly noteworthy, enjoying an impressively large lawn and a neat patio area for alfresco dining – all framed by mature planting. It further boasts a greenhouse and far-reaching countryside views, as well as excellent privacy and an abundance of daily sun. To the side of the property, there is also an attached shed and a wood store. Off-street parking is provided via a private front driveway and an integral single garage, which has convenient access to the utility room.

Extras: all fitted floor and window coverings, electric range cooker, tall larder fridge, integrated dishwasher, microwave, and freezer to be included in the sale.





### Property Name

6 Broomlee Mains Court

### Location

West Linton, EH46 7BP

### Approximate total area:

245.8 sq. metres (2645.8 sq. feet)

EPC Rating

C

Council Tax Band

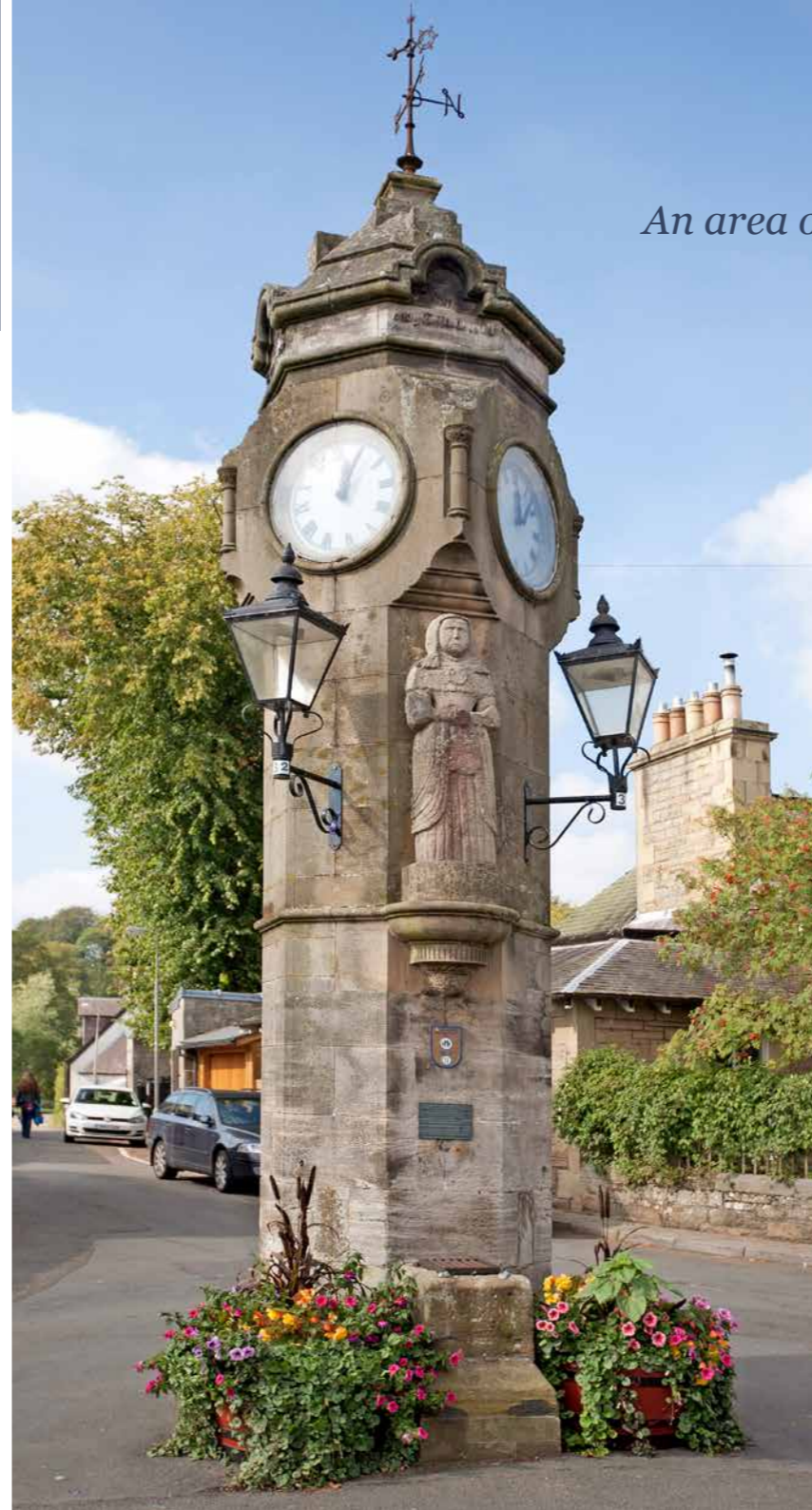
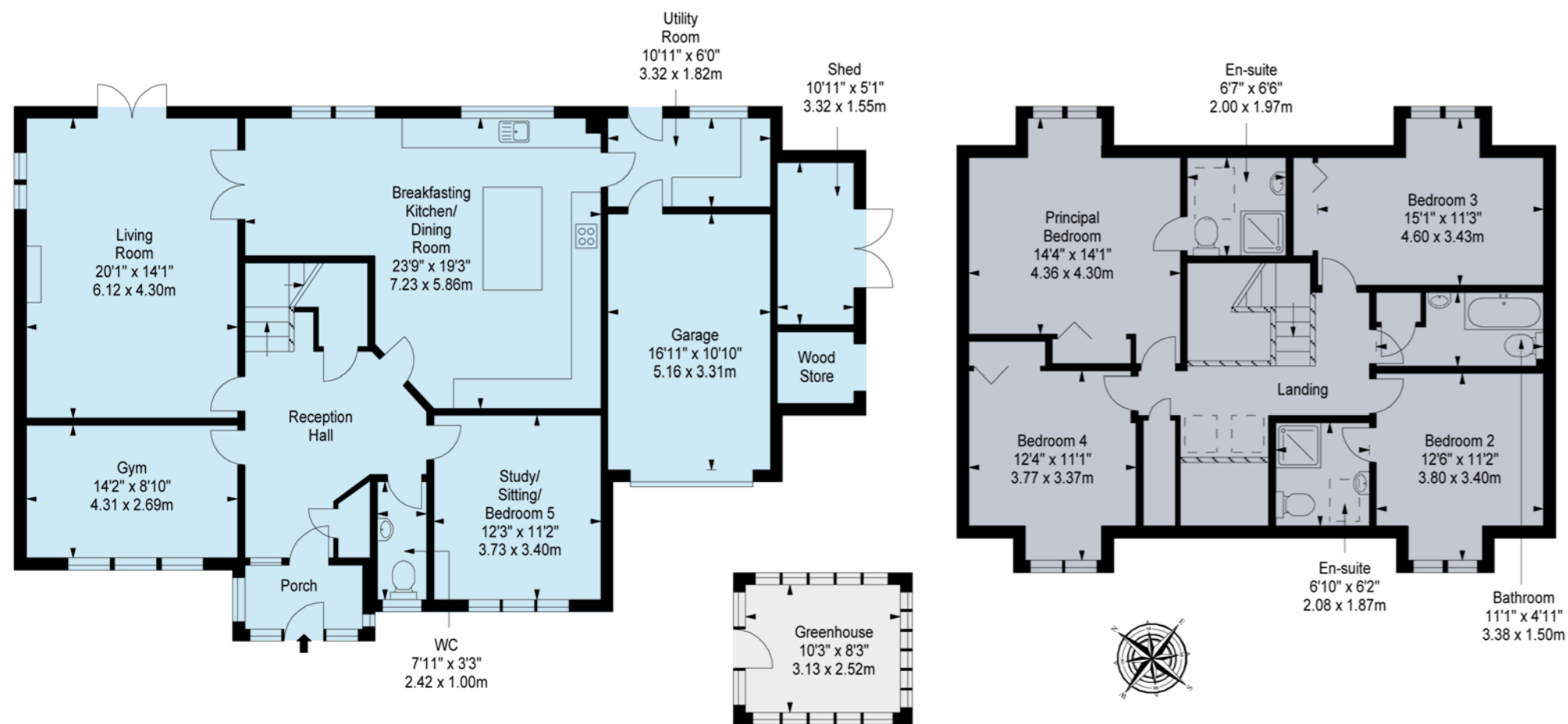
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Home Report Value

£520,000

Ground Floor First Floor External

The floorplan is for illustrative purposes. All sizes are approximate.



# West Linton

*An area of outstanding natural beauty at the foot of the Pentland Hills*



West Linton offers the best of rustic country living within easy reach of Edinburgh. Surrounded by rural farmlands and rolling countryside this picturesque village lies only 17 miles from the heart of the capital. It benefits from excellent local amenities including shops, a Co-op, a health centre, a pharmacy, a Post Office, the historic Tollhouse Tea Room, and The Gordon Arms Hotel with a beer garden, bar, and restaurant, The Pyet restaurant and deli, and two churches, and has a state-of-the-art primary school and a nursery, with secondary schooling in Peebles.

There is also wraparound childcare available. For more extensive shopping, Biggar, Peebles and Edinburgh are all within easy reach. The area also enjoys fantastic social activities including a writer's group, West Linton Tennis Club, a bowling club, a football club, and the West Linton Horticultural Society, while a range of centres and halls are available for public hire for social activities and meetings. There are various outdoor activities on offer, including: breath-taking country walks (from beginners to advanced), cycling paths over the hills and through the woods, horse-riding at the Kailzie Equestrian Centre, as well as two village greens adjacent to the Lyne Water which runs through the village.

The West Linton Golf Club is a championship course which also offers a social membership for non-golfers to enjoy the clubhouse amenities. The Don Coyote Outdoor Centre at Lamancha is an action-packed adventure centre providing activities including shooting and archery, amongst the beautiful scenery of the Scottish Borders. In June each year the community of West Linton and the surrounding area comes together for the week-long common riding festival the Whipman Play. The village is conveniently situated on the A702, providing easy access to the City Bypass, the airport, and wider central road network for commuting.



# Watermans

## Price & Viewings

Please refer to our website [www.watermans.co.uk](http://www.watermans.co.uk)  
or call us on 0131 555 7055

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