

**22 Whim Square, West Linton, EH46 7BD** Offers Over £665,000







Nestled in the heart of the tranquil and sought-after Lamancha, 2 Whim Square is a characterful and spacious period home dating back to the early 1900s. Full of charm and original features, this unique property offers versatile living space across a generous footprint and boasts an enchanting private garden, as well as access to a beautifully maintained communal garden.

This substantial home includes: 4 well-proportioned bedrooms, 2 generous living rooms, perfect for entertaining or family relaxation, 2 bathrooms, one of which is an ensuite and 1 WC, A dedicated stagecoach room, evoking the property's rich history—ideal as a home office, library, or creative studio, A fully equipped utility room and a private home gym.

















The potential to be easily divided into two separate dwellings, offering flexibility for multi-generational living or rental income.

The private garden is a true highlight: thoughtfully landscaped, bursting with seasonal colour, and ideal for a fresco dining or peaceful retreat.















The shared communal garden is equally well-tended, providing a lovely green space for relaxation and community gatherings.























Whether you're looking for a character-filled family residence, a home with income potential, or a peaceful retreat with modern amenities, 2 Whim Square offers a rare combination of heritage charm and practical flexibility in a beautiful setting.































Lamancha is a small, picturesque hamlet located in the scenic Scottish Borders region, nestled between the rolling hills of Peeblesshire and Midlothian. Known for its peaceful atmosphere, open countryside, and strong sense of community, Lamancha offers a tranquil rural lifestyle while remaining within easy reach of Edinburgh and nearby towns such as West Linton and Penicuik. Surrounded by lush farmland, wooded walks, and open moorland, the area is perfect for those who enjoy outdoor pursuits like hiking, cycling, and horse riding. Despite its rural setting La Mancha is well-connected by road, making it an ideal retreat for commuters or those seeking a quiet escape from city life. The area is steeped in local history and natural beauty, with charming stone cottages, historic churches, and far-reaching views across the Pentland Hills. Community spirit is strong here, with local events and gatherings taking place throughout the year in nearby villages. For families, retirees, or anyone drawn to a slower pace of life, La Mancha offers the best of countryside living—peaceful, scenic, and authentic, yet never too far from the conveniences of modern life

## Get in touch



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## Video Tour



## Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.