



Tristan, Carlops Road
West Linton, Peeblesshire EH46 7DS



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Property Summary

An inviting entrance porch leads into a bright multi-aspect kitchen with characterful oak flooring. This convivial space accommodates year-round socialising with a casual breakfast island, a formal dining area, and access to a suntrap decked terrace with elevated views. The timeless Shaker-inspired kitchen is fitted around a focal range cooker, paired with timber countertops, a deep Belfast sink, a semi-integrated American-style fridge freezer, and a fully integrated dishwasher. Also found at ground level and reached from a split-level living room is a WC/utility room (housing a freestanding washing machine) and a comfortable family room, also ideal as a fourth double bedroom. The southerly-facing living room benefits from multiple windows, a cosy log-burning stove, and garden access via French doors.

Upstairs, a naturally-lit landing leads to three double bedrooms, with the principal bedroom enjoying wonderful open views. Also located on the first floor is a home study and a light and airy bathroom. The classically styled bathroom includes a claw-foot bath and a deluxe walk-in shower enclosure. The property is kept warm and efficient via gas central heating and full double glazing.

Features

- Leafy village setting with far-reaching views
- Characterful contemporary décor
- Striking detached house with bright interior
- Kitchen with breakfast island, sunny dining area, and deck access
- Sunny split-level living room with stove
- Versatile family room/Bedroom 4
- Three double bedrooms
- Spacious four-piece bathroom
- Quietly-located home study
- Ground-floor WC/utility room
- Idyllic gardens with detached outbuildings and raised deck
- Private multi-car driveway
- Gas central heating and double glazing
- EPC Rating - D



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The Complete Home



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Leafy village setting with far-reaching views and characterful contemporary décor







Externally, the enchanting gardens are sheltered by leafy trees and house outbuildings that are attractively timber-clad to complement the main residence. These include a workshop and a cabin (with power and a covered seating area) that is currently used as a gym. To the front of the property, a mono-block driveway allows private parking for multiple vehicles.

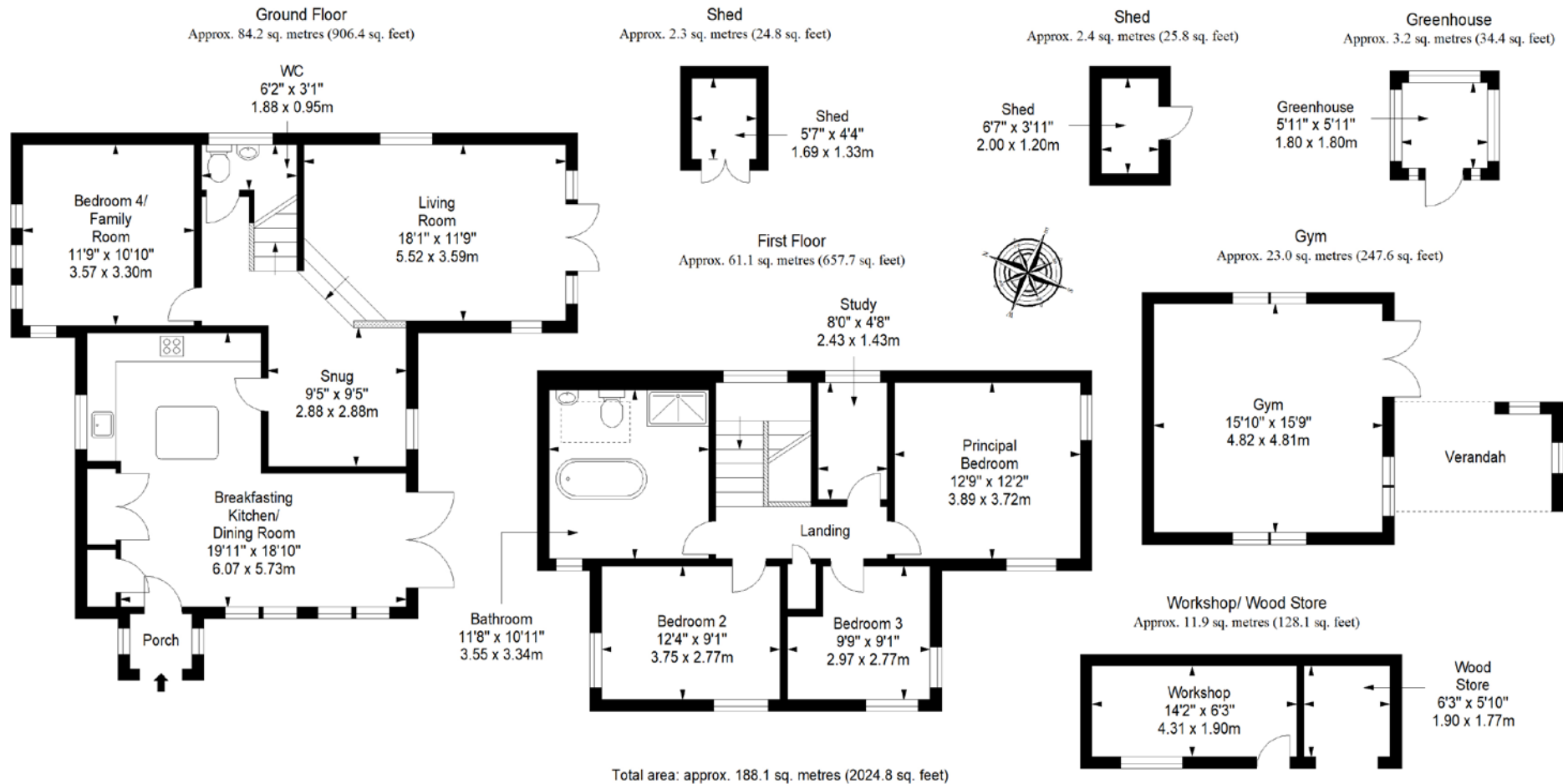
Extras: Included in the sale are all fitted flooring, window coverings, light fittings, and freestanding/integrated appliances. Select items of furniture may be available by separate negotiation.

West Linton

Situated in 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: breathtaking 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.



Floorplan



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