



23 Craigenar Gate

West Linton, Scottish Borders EH46 7JL



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Property Summary

Forming part of a modern development in highly desirable West Linton, this detached house offers three bedrooms, a living room, a dining kitchen, and two bathrooms (plus a separate WC), as well as a generous garden, an integral single garage, and a private driveway. The home is presented in a true move-in condition with immaculate, contemporary interiors and tasteful, neutral décor throughout. The primary school is a two-minute walk away and is ranked as one of the top schools in Scotland, receiving a perfect 100% rating on the Sunday Times Primary School League Table 2024.

The home's front door opens into a welcoming hallway with garage access, leading directly onto the living room on the right, flowing freely through to the dining kitchen and creating a sociable open space for everyday family life and entertaining alike. The living room is illuminated by a west-facing window capturing sunny afternoon light, and it is presented with neutral décor and warm wood flooring. In the adjoining kitchen, ample space is provided for a seated dining area, set next to French doors opening onto the rear garden – perfect for alfresco dining and entertaining during the warmer months. The kitchen is well-appointed with Shaker-inspired, cream-coloured cabinets, workspace, and stylish grey metro-tiled splashbacks. Neatly integrated Smeg appliances comprise a double oven, a hob, an extractor hood, a fridge/freezer, and a dishwasher. The kitchen is supplemented by an adjoining utility room (with a WC and external access) with additional cabinetry and workspace, offering a conveniently separate space for laundry appliances, of which a washing machine is included.

Features

- Detached house within a modern development in West Linton
- Beautifully presented, contemporary interiors
- Welcoming entrance hall with garage access
- Elegant living room
- Spacious dining kitchen with an adjoining utility room and WC
- Three double bedrooms with built-in wardrobes
- One en-suite shower room
- Stylish family bathroom with shower-over-bath
- Generous, well-maintained rear garden
- Integral single garage and private driveway
- Air-source heat pump and double glazing
- EPC Rating - C







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Spacious dining kitchen with an adjoining utility room and WC







On the first floor, a landing (with built-in storage) leads to three double bedrooms, all accompanied by good-sized built-in wardrobes. The sleeping areas are all tastefully decorated and carpeted for optimum comfort underfoot, and the principal further benefits from an en-suite shower room comprising a corner shower enclosure, a WC-suite, and a tall chrome towel radiator. Finally, a stylish family bathroom completes the accommodation on offer and comes replete with a bath with an overhead shower and a glazed screen, a basin, and a WC. The home benefits from double-glazed windows and is kept warm by an air-source heat pump, with underfloor heating on the ground floor and radiators on the first floor. Externally, the home is perfectly complemented by a large rear garden, enjoying lovely sunshine and featuring a spacious, well-maintained lawn, a decked terrace for outdoor seating and barbecues, and a paved area. Excellent private parking is provided by an integral single garage and a driveway.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

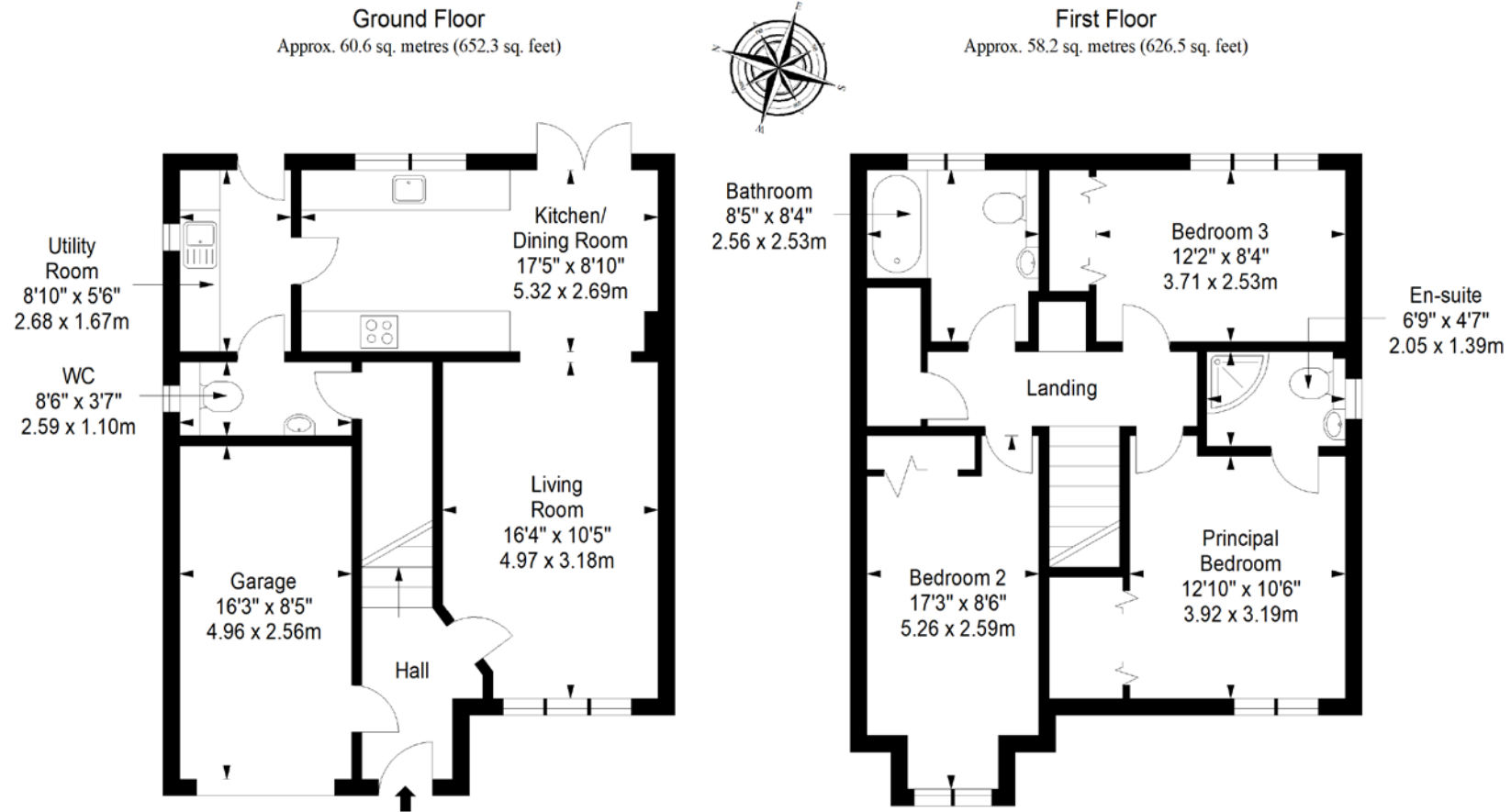
NB: For your information, the sellers of this property are owner/employee of Blackwood & Smith LLP.

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: 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.



Floorplan



Total area: approx. 118.8 sq. metres (1278.8 sq. feet)

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