



15B, Alice Hamilton Court

West Linton, Peeblesshire EH46 7JJ



Blackwood & Smith LLP
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Property Summary

Overlooking unspoilt farmland, this contemporary detached residence enjoys an exclusive address on the fringes of sought-after West Linton. Set on one convenient level, the home is smartly presented with high-end muted interiors and perfectly designed for families, boasting three bedrooms and two bathrooms, plus multiple living spaces and an integrated kitchen with a social open arrangement and garden access. The landscaped garden is securely enclosed with a charming summer house ideal for hobbies or homeworking, while a driveway provides off-street parking.

On opening the front door, you step into an airy hall with practical storage and oak-inspired flooring. This inviting entrance area flows into the social hub of the home – an open-plan living/dining room and kitchen. The sitting area is flooded in natural light via a south-facing floor-length window, while the dining area features a Morsø log burner and open access to a triple-aspect garden room leading outside. The luxury kitchen is hugged by a breakfast bar and appointed with neatly integrated cabinetry and marble worktops. Top-brand Smeg appliances comprise an eye-level double oven and combi microwave, an induction hob with a statement hood, a dishwasher, and a frost-free fridge freezer.



Features

- Desirable village address with rural views
- High-end minimalist interiors
- Modern detached bungalow
- Airy entrance hall with storage
- Sunny living/dining room and integrated breakfast kitchen open to:
- Triple-aspect garden room with external access
- Three double bedrooms with storage
- Principal en-suite shower room
- Bathroom with shower-over-bath
- Handy utility room with garden access
- Attractive low-maintenance gardens with a summer house
- Private driveway
- Air source heat pump and double glazing
- EPC Rating - C





*Modern detached bungalow with
a desirable village address with
rural views and high-end
minimalist interiors*







Next door, a coordinating utility room (with garden access) houses freestanding Smeg laundry appliances. Also found within the home are three double bedrooms equipped with storage. The principal suite includes a chic en-suite shower room, while a similarly styled family bathroom (with a shower-over-bath) completes the home. Highly efficient air source heat pump with underfloor heating throughout and full double glazing ensure warmth and efficiency. Outside, there is a securely enclosed rear garden offering tranquil pastoral views. It is designed for easy maintenance with an artificial lawn and Millboard composite decking. The high-quality summerhouse (with insulation, 70mm walls, and light/power) is built in the same attractive style as the main residence – both fully alarmed. To the front, there is a small artificial lawn and a private driveway with an electric car charger. Additionally, there are front and rear external sockets.

Extras: All fitted floor coverings, bespoke perfect fit blinds, and kitchen/utility room appliances are included in the sale. Some window coverings, curtain poles and light fittings may be available by separate negotiation.

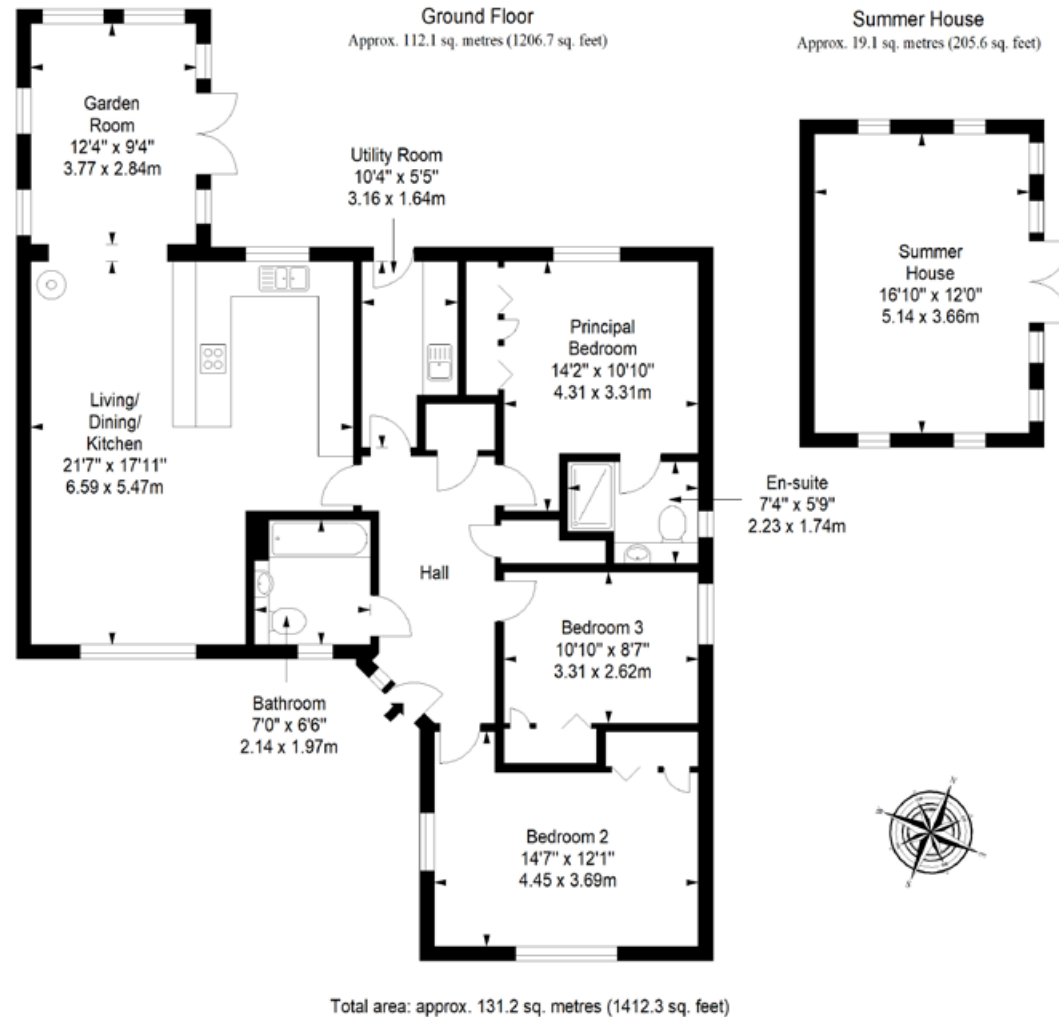
West Linton

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: 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



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