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33 CRAIGENGAR GATE

WEST LINTON, EH46 7JL



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WELCOME TO

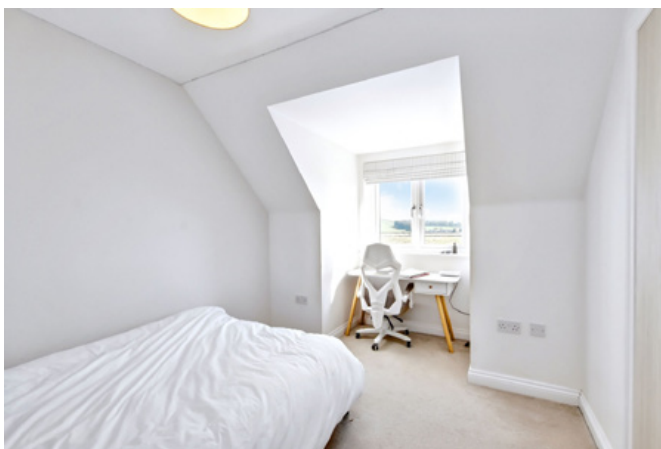
33 CRAIGENGAR GATE

Set within an attractive modern development on the edge of the sought-after Borders village of West Linton, 33 Craigengar Gate is a substantial four-bedroom detached villa offering superb flexibility, stylish presentation, and excellent proportions throughout. Thoughtfully designed for contemporary family living, the home enjoys a peaceful setting with easy access to countryside walks and village amenities.



The ground floor centres around a striking open-plan kitchen/dining/family space spanning over 23 feet, with full-height windows and French doors opening to the rear garden. A sleek fitted kitchen with breakfast bar complements the space beautifully, with adjoining utility room and internal access to the garage. The adjacent family room offers a lovely spot for relaxation, while a formal living room to the front features a wood-burning stove and triple window formation. A versatile additional reception room provides ideal space for a home office or snug, and a WC completes the downstairs.





Upstairs, the generous landing leads to four bright and well-proportioned bedrooms, two with contemporary en-suite shower rooms. The principal bedroom also boasts a walk-in wardrobe, and a large family bathroom serves the remaining rooms.

Externally, the property enjoys a fully enclosed rear garden laid to lawn with patio and decking areas – perfect for family time or summer entertaining. A mono-block driveway offers off-street parking alongside the integrated garage.

An outstanding home in walk-in condition, ideally positioned for commuting to Edinburgh while enjoying the charm of a thriving village community.

Extras: The sale includes all the fitted floorcoverings, light fittings, and kitchen appliances (excluding the tumble dryer).

FEATURES

- Impressive, contemporary detached family house
- Quiet cul-de-sac location in a most desirable village
- Generous vestibule with storage
- Large, formal living room with wood-burning stove
- Stylish open-plan kitchen, dining and family room
- Versatile office/sitting room ideal for home working
- Principal bedroom with en-suite and walk-in wardrobe
- Second double bedroom with en-suite shower room
- Two further double bedrooms with wardrobes
- Modern family bathroom and ground floor WC
- Utility room and excellent storage
- Integrated garage and private driveway
- Enclosed rear garden with patio and lawn





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FULLY ENCLOSED REAR GARDEN
LAID TO LAWN WITH PATIO AND
DECKING AREAS





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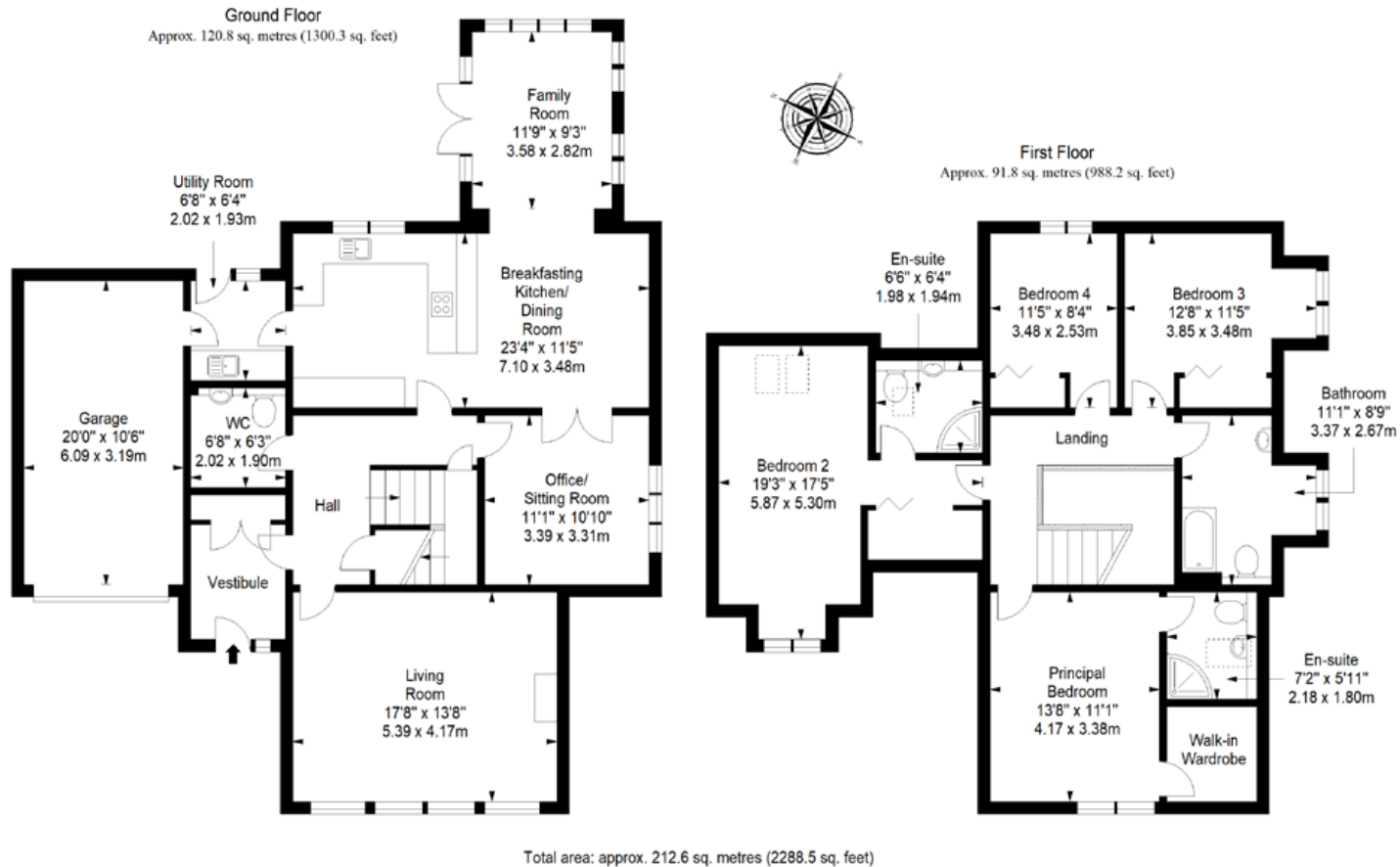
33 CRAIGENGAR GATE

THE AREA

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.

FLOORPLAN



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