



BLACKWOOD & SMITH LLP
SOLICITORS & ESTATE AGENTS



11D ALICE HAMILTON WAY

WEST LINTON, SCOTTISH BORDERS EH46 7JN



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WELCOME TO

11 D ALICE HAMILTON WAY

This end-terrace house is situated on the edge of West Linton, with a tranquil open outlook to the rear, accommodating three bedrooms, a spacious reception room, a kitchen, a bathroom, and a separate WC, all beautifully presented with contemporary fixtures and fittings and neutral décor throughout. Externally, the house is complemented by a south-facing garden and a private driveway.

FEATURES

- End-terrace house in West Linton
- Beautifully presented, contemporary interiors
- Entrance hall with storage and WC
- South-facing living/dining room
- Contemporary, fully integrated kitchen
- Three bedrooms (two with built-in wardrobes)
- South-facing, well-kept garden
- Two allocated parking spaces
- Air-source heating and double glazing



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THE KITCHEN

A wide hallway welcomes you into the home, accompanied by under-stair storage and a WC, giving the first glimpse of the accommodation to follow with understated décor and a comfortable fitted carpet. On your right, you step into a kitchen, where contemporary wall and base cabinets are framed by granite-inspired worktops and neatly integrated with an oven, an induction hob, an extractor hood, a microwave, a fridge/freezer, a dishwasher, and a washing machine.





LIVING/DINING ROOM

ILLUMINATED BY SOUTH-FACING GLAZING

Continuing along the hall, you reach a reception room, spanning the entire width of the house and therefore offering plenty of space for configurations of lounge and dining furniture. The neutrally decorated, carpeted room is illuminated by south-facing glazing, including French doors opening onto the garden.







"UPSTAIRS, A
LANDING (WITH
STORAGE) LEADS TO
THE HOME'S THREE
BEDROOMS..."





BEDROOMS

THREE BEDROOMS

Upstairs, a landing (with storage) leads to the home's three bedrooms and a bathroom. The sleeping areas are all tastefully decorated and fitted with carpets for comfort, and two are supplemented by built-in wardrobes. The rear-facing bedrooms enjoy tranquil open views encompassing the hills in the distance. The property also has a partially floored loft with a Ramsay ladder.





THE SLEEPING AREAS ARE ALL TASTEFULLY
DECORATED AND FITTED WITH CARPETS
FOR COMFORT.

STYLISH, MODERN BATHROOM

AND A WC-SUITE




Completing the accommodation on offer is a stylish, modern bathroom comprising a bath with an overhead shower and a glazed screen, and a WC-suite, all enveloped by wall tiling and earthy-toned décor. The home is kept warm by air-source heating (underfloor on the ground floor) and benefits from double glazing.

Externally, the enviably south-facing rear garden features a neat lawn, a patio, and a shed for outdoor storage. There are two allocated parking spaces to the front of the property, with additional unallocated spaces also available.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. Some furniture may be available by separate negotiation.

Factor: There is a factoring agreement in place with Taylor & Martin for a monthly fee of £12.





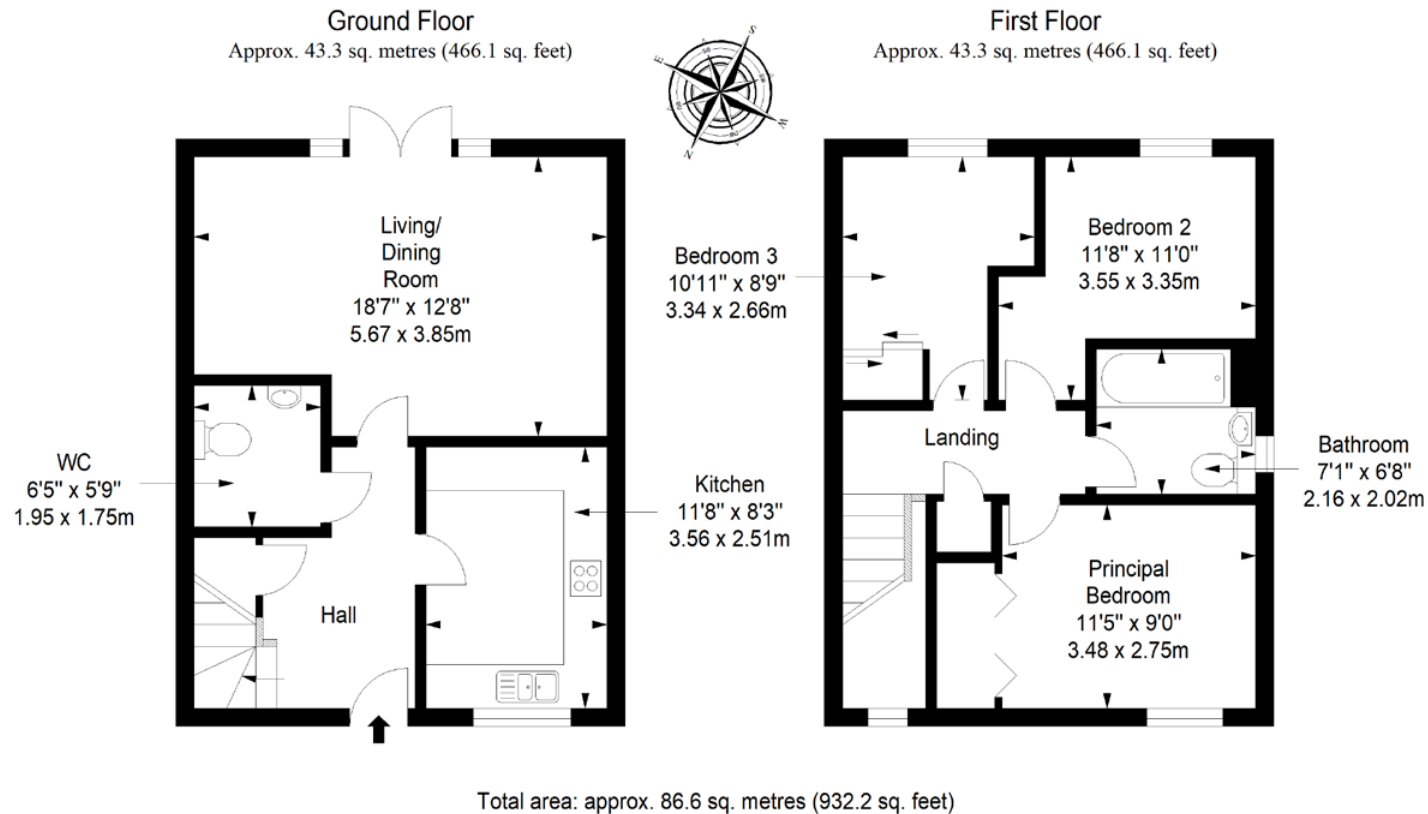
Situated in an area of outstanding natural beauty at the foot of the Pentland Hills, West Linton offers the best of rustic country living within easy reach of Edinburgh. Surrounded by rural farmlands and rolling countryside this picturesque village lies only 17 miles from the heart of the capital.

THE AREA

WEST LINTON

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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