



BLACKWOOD & SMITH LLP
SOLICITORS & ESTATE AGENTS



5 ALICE HAMILTON WAY

WEST LINTON, SCOTTISH BORDERS EH46 7JN



1



3



3



C



WELCOME TO

5 ALICE HAMILTON WAY

Brought to market in a true move-in condition with immaculate, modern interiors and neutral décor throughout, this semi-detached house is situated within an attractive, modern development in highly desirable West Linton, offering three bedrooms, a living room, a dining kitchen, and two bathrooms (plus a separate WC). The home is accompanied by a good-sized garden and benefits from access to unrestricted on-street parking, and it enjoys a quiet position in the development with no passing traffic (other than residents), as well as being within easy walking and driving distance of excellent amenities.



A hallway (with under-stair storage and a WC) welcomes you into the home, immediately setting the tone for the interiors to follow with pristine white décor and rich LVT flooring. To the left of the hall lies a living room, illuminated by near full-height west-facing windows enjoying afternoon and evening sun. The room continues the presentation of the hall with the same décor and flooring, and it offers space for a choice of lounge furniture. Across the hall in the kitchen, modern white cabinetry is accompanied by spacious worktops and a full complement of integrated appliances comprising an oven, microwave, induction hob, extractor hood, fridge/freezer, dishwasher, and washing machine. There is also a large storage cupboard, and the kitchen is a sociable space for family meals and gatherings, with a breakfast bar and a seated dining area set next to French doors opening onto the garden.



Upstairs, a landing (with storage) leads to three bedrooms and a bathroom. The bedrooms are all neutrally decorated, fitted with carpets for optimum comfort underfoot, and supplemented by built-in wardrobes, and the principal boasts an en-suite comprising a corner shower enclosure, a WC-suite set into storage, and a tall towel radiator. The family bathroom features a bath with an overhead shower and a glazed screen, a basin, a WC, and a towel warmer. The home is kept warm by air source heating, which supplies a mixture of radiators and underfloor heating within the property, and benefits from double-glazed windows.

Externally, the house is accompanied by a good-sized, east-facing rear garden including a lawn, a paved area, and a shed for outdoor storage. Unrestricted on-street parking can be found to the front of the house.

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

FEATURES

- Semi-detached house in West Linton
- Immaculate, modern interiors
- Entrance hall with storage and WC
- Light-filled living room
- Breakfasting kitchen with dining area
- Three bedrooms with built-in wardrobes
- One en-suite shower room
- Bathroom with shower-over-bath
- Good-sized rear garden
- Unrestricted on-street parking
- Air source heat pump supplies a mixture of radiators and underfloor heating
- Double glazing throughout







bs

THREE BEDROOMS WITH BUILT-IN
WARDROBES, THE PRINCIPAL WITH
AN EN-SUITE SHOWER ROOM

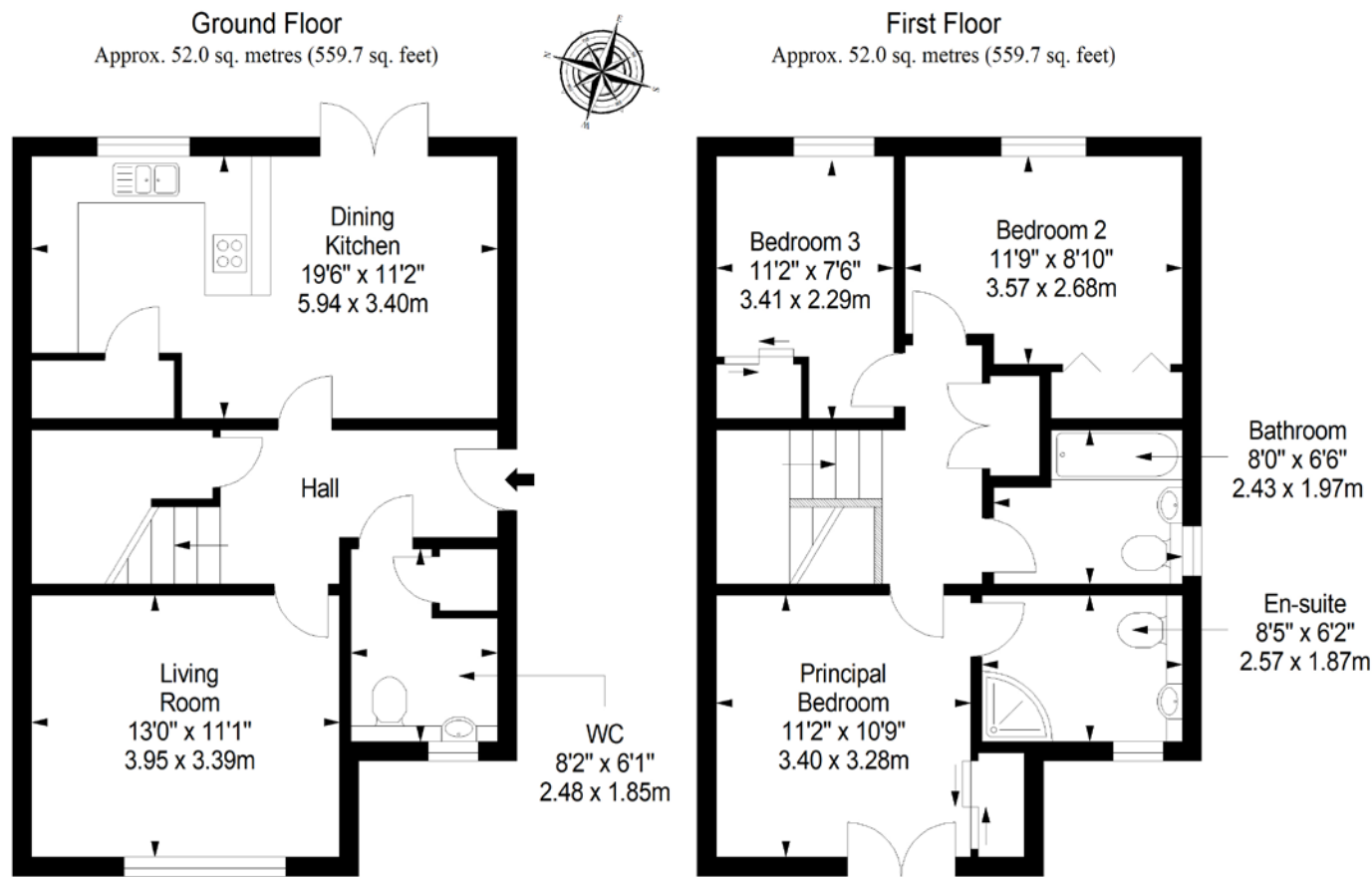




WEST LINTON

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



Total area: approx. 104.0 sq. metres (1119.4 sq. feet)

Property Office:

15 Eastgate, Peebles EH45 8AD | Tel: 01721 721515 | Email: property@blackwoodsmith.com | www.blackwoodsmith.com

Whilst care has been taken to prepare this brochure the text, photographs and plans contained within are for guidance only and are not to be treated as representations of fact. The terms do not form part of any offer or contract. The measurements are taken at the widest points and are approximate, the floor plan may not be drawn to scale. None of the systems or appliances have been tested and no warranty is given as to their order or condition. Prospective purchasers are advised to make their own investigations prior to making any offer for the property. Blackwood & Smith will not be responsible for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn



BLACKWOOD & SMITH LLP
SOLICITORS & ESTATE AGENTS