



**BLACKWOOD & SMITH LLP**  
SOLICITORS & ESTATE AGENTS



# WEST GARTH

MEDWYN ROAD, WEST LINTON, SCOTTISH BORDERS EH46 7HA



3



4



2



F





# WELCOME TO

## WEST GARTH

Offering an attractive home on the edge of exclusive West Linton, with open views encompassing Mendick Hill and the Pentlands, this detached house accommodates three/four bedrooms, two/three reception rooms, a large family dining kitchen, and two bathrooms, as well as generous, beautifully maintained gardens, a timber garage, and a gated driveway.

The gated driveway offers generous, private parking and leads to the property. The front door is conveniently sheltered under a porch, opening into a practical entrance vestibule with access to a utility room. From the vestibule, you walk through to a bright hall with pared-back neutral décor and a warm wood floor.



## FEATURES

- Detached house on the edge of West Linton
- Entrance vestibule and hallway
- Southwest-facing living room with open views
- Large dining kitchen with breakfast bar and separate utility room
- Versatile conservatory with garden access
- Three double bedrooms with built-in storage
- Fourth double bedroom/family room
- Ground-floor bathroom
- First-floor shower room
- Generous, beautifully maintained garden
- Private gated driveway and timber garage
- LPG heating and double glazing



At the end of the hall to the left is a living room, where a large south-facing picture window captures wonderful open views and allows sunshine to stream in throughout the day. The living room's spacious footprint allows for a choice of lounge furniture layouts, arranged around a brick fireplace (with an open fire) flanked by an alcove with storage.





# VERSATILE CONSERVATORY

*WITH GARDEN ACCESS*

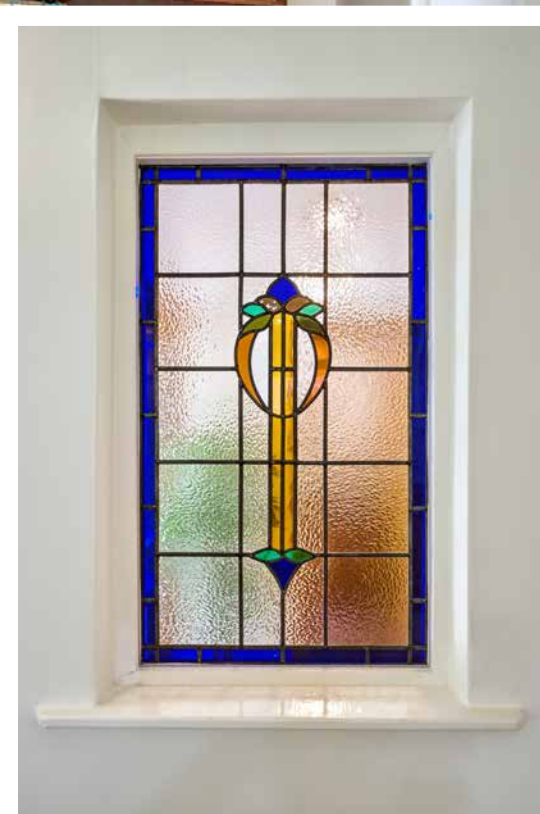
A neighbouring conservatory offers a versatile further reception area with French doors opening onto the garden, allowing for year-round enjoyment of the outdoor space.







The extensive dining kitchen (which has a characterful stained-glass window and an open fire) represents a sociable space that is perfect for everyday family life and entertaining alike, with a large space for seated dining and a breakfast bar.











bs

The kitchen comes well-appointed with a wide range of classically styled wall and base cabinets, ample workspace and splashback tiling. An LPG Aga stove (which is also the sole source of water heating for the household) is neatly housed within the cabinets, and an undercounter dishwasher, fridge and freezer are all included.

The kitchen is supplemented by a useful separate utility room with a Belfast sink.





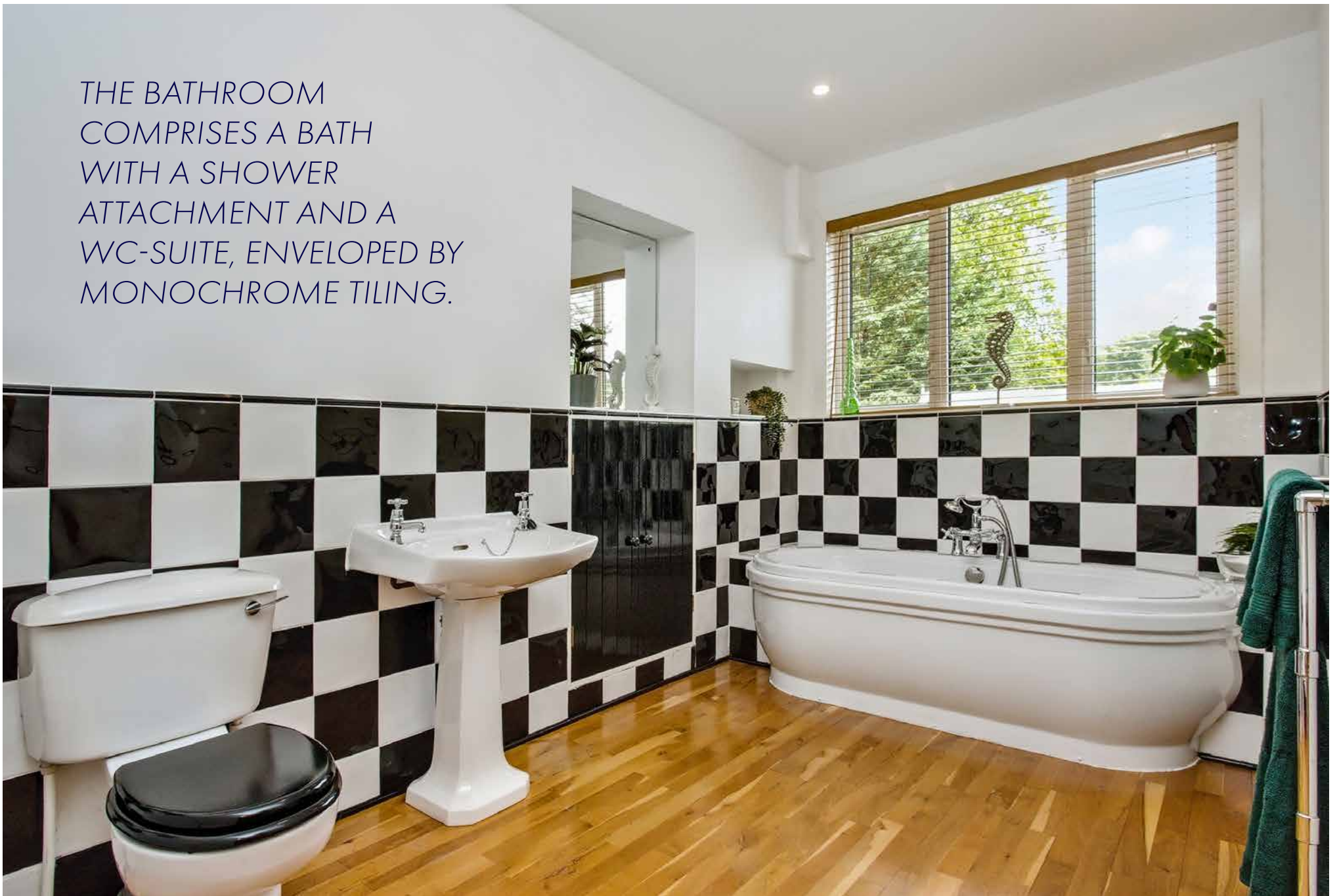
## BEDROOMS & BATHROOMS

One of the home's four bedrooms is located on the ground floor, alongside a bathroom, offering potential to be utilised as a reception room if desired. This room features an attractive dual-aspect, corner window.





THE BATHROOM  
COMPRISES A BATH  
WITH A SHOWER  
ATTACHMENT AND A  
WC-SUITE, ENVELOPED BY  
MONOCHROME TILING.







## THE FIRST FLOOR

*THREE DOUBLE BEDROOMS  
ALL WITH BUILT-IN STORAGE*

On the first floor, a landing leads to the remaining three bedrooms and a shower room. The sleeping areas are all neutrally decorated and two are wood-floored, with the principal bedroom carpeted, and all three have built-in storage and access to eaves storage.

The shower room comes complete with a corner shower enclosure, a pedestal basin, and a WC. The home is kept warm by LPG heating and benefits from double-glazed windows throughout.





# 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. With the Pentlands on the doorstep, 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.

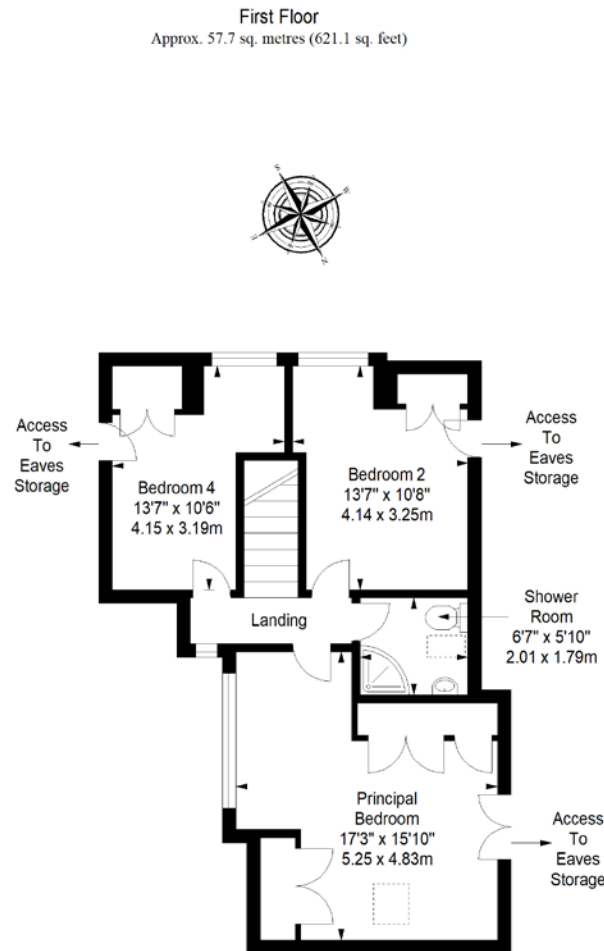
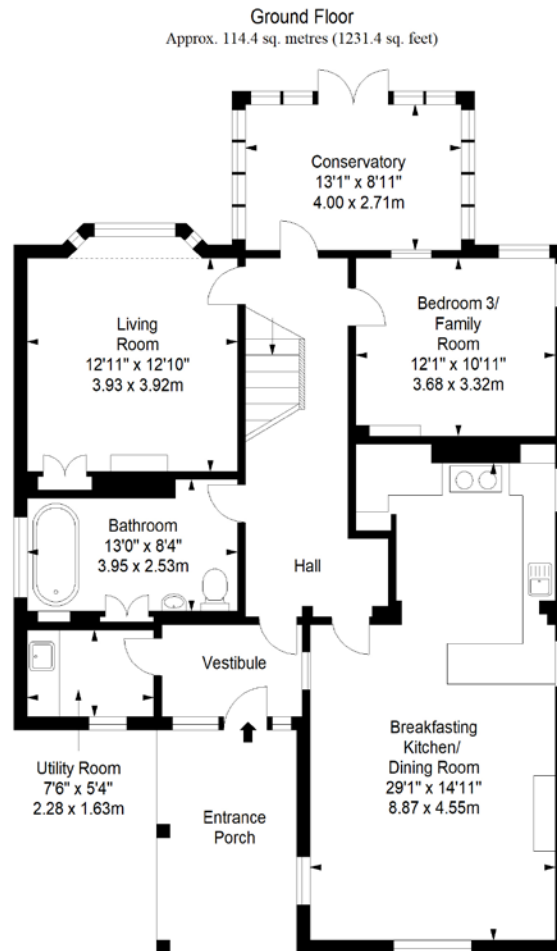
Externally, the house is set within generous, beautifully maintained gardens, including a large, well-kept lawn, leafy trees and shrubs, and a gravelled area for outdoor seating, as well as a shed for useful storage. Private parking is provided by a gated driveway and a tarmac driveway.

Extras: All fitted floor coverings, window coverings, light fittings, Aga stove, fridge, freezer, and dishwasher will be included in the sale. The furniture is available by separate negotiation.

Please note that the south and east communal perimeter fencing is due to be planted with 75m of Scottish hedging in October/November this year by the current owners.



# FLOORPLAN



Total area: approx. 172.1 sq. metres (1852.5 sq. feet)

## Property Office:

15 Eastgate, Peebles EH45 8AD | Tel: 01721 721515 | Email: [property@blackwoodsmith.com](mailto:property@blackwoodsmith.com) | [www.blackwoodsmith.com](http://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