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THE OLD BARN

BOGSBANK ROAD, WEST LINTON, SCOTTISH BORDERS EH46 7BS



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WELCOME TO

THE OLD BARN, WEST LINTON

A country idyll on the outskirts of a desirable village, this four-bedroom detached home occupies a wrap-around gated plot with generous gardens, ample parking, and scenic views, all within a small residential community. The two-storey property combines understated contemporary styling with the charm and space of a barn conversion, alongside the functionality required for modern family life.



THE HIGHLIGHTS

- Picturesque setting offering tranquil views
- Spacious detached barn conversion
- Inviting reception hall with storage
- Sunny vaulted open-plan dining kitchen and living room with multiple garden entrances and a central log burner
- Four dual-aspect double bedrooms (two with storage)
- Two en-suite shower rooms and a family bathroom with shower-over-bath
- Practical utility room with kitchen and garden access
- Generous wrap-around gardens
- Large gated driveway
- Oil-fired central heating and double glazing





TAKE A LOOK AROUND

A galleried timber-floored reception hall (with storage) creates an impressive welcome, leading into the dining kitchen and living room. Facing south and defined into separate zones by a central double-sided wood-burner, these sun-filled spaces are enriched by sophisticated décor and honey-toned wood flooring, adding to the exceptionally inviting atmosphere.

The living room, bathed in natural light from gable glazing and garden French doors, forms a bright yet cosy retreat at the rear. Meanwhile, the kitchen, with its arched windows and exposed beams, is a stunning social hub with space for relaxation, formal dining, and casual breakfasts, seamlessly connected to the garden on two sides. Blending modern function with rustic character, it features soft-grey cabinetry, timber worktops with a subway-tiled splashback, a Belfast sink, and integrated appliances including a fridge-freezer, dishwasher, double oven, and induction hob with chimney hood. An adjoining utility room (with garden access) provides discreet space for a freestanding washing machine and dryer.

The ground floor also hosts two carpeted double bedrooms, both dual-aspect with storage, positioned off the hall beside a chic family bathroom with a shower-over-bath. One of these versatile rooms would make an ideal study.



HEAD ON UP

Cosily nestled beneath the eaves, the first floor presents two further carpeted, double-aspect bedrooms, accessed from a naturally lit landing, each enhanced by an en-suite shower room. The property also benefits from oil-fired central heating and double glazing.





TOUR THE GROUNDS

Externally, the expansive enclosed gardens are neatly lawned, creating a safe haven for recreation and summer gatherings, whilst a gated gravel driveway provides generous private parking.





TELL US ABOUT

WEST LINTON, SCOTTISH BORDERS

The historic and sought-after village of West Linton boasts a picturesque setting, along with convenient commuting options. Nestled at the foot of the dramatic Pentland Hills, the surrounding landscape is dotted with reservoirs, equestrian facilities and breathtaking nature walks and cycle routes, yet only a 15-minute drive from the Edinburgh Bypass and the outskirts of the capital.

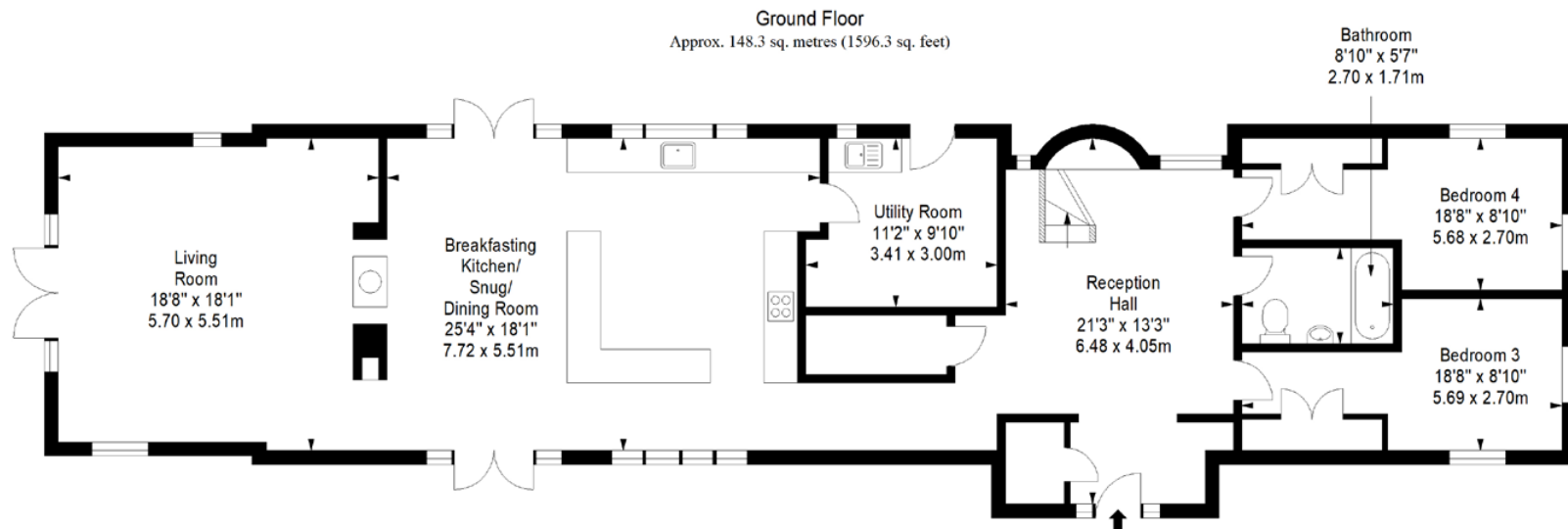
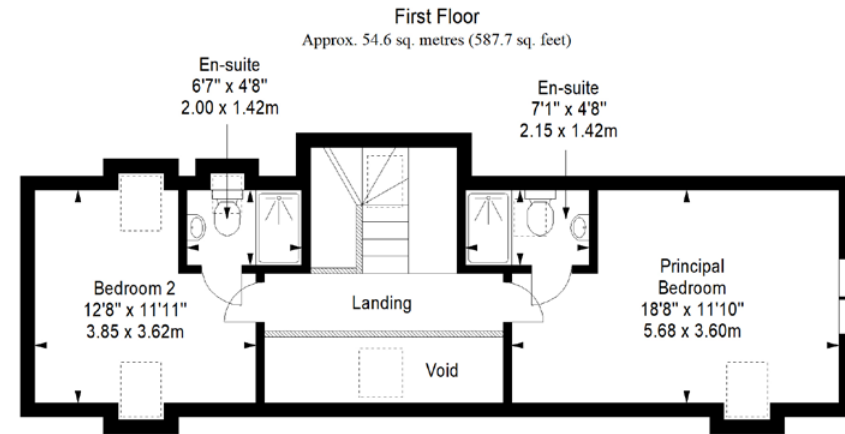
West Linton offers the best of rustic country living within easy reach of Edinburgh. Surrounded by rural farmlands and rolling countryside, this picturesque village lies only 17 miles from the heart of the capital. It benefits from excellent local amenities, including shops, a Co-op, a health centre, 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. It 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 offers fantastic social activities, including a writer's group, the West Linton Tennis Club, a bowling club, a football club, and the West Linton Horticultural Society. Additionally, a range of centres and halls is available for public hire, catering to social activities and meetings. There are various outdoor activities on offer, including breathtaking country walks (suitable for beginners to advanced levels), cycling paths that wind over the hills and through the woods, horse riding at the Kailzie Equestrian Centre, and 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 offering activities such as shooting and archery, set amidst 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.

FLOORPLAN

THE DETAILS

Extras: The sale includes all fitted floor and window coverings, light fittings, and kitchen appliances.



Total area: approx. 202.9 sq. metres (2184.0 sq. feet)

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