



RALPH SAYER
SOLICITORS & ESTATE AGENTS

Parkview Cottage

Upper Green, West Linton EH46 7ER

Parkview Cottage

Nestled in the heart of the charming conservation village of West Linton, this rarely available and truly unique three-bedroom home offers the perfect blend of character, comfort, and contemporary living. With its enviable position overlooking the expansive Upper Green, the property enjoys a picture-perfect setting where village charm meets modern convenience.

Step inside to a spacious dining kitchen bathed in natural light, featuring elegant white wooden cabinetry, a classic Belfast sink, and solid oak worktops — all framed by delightful views across the Green. The generous living room is perfect for both relaxation and entertaining, complete with a cosy multi-fuel stove, dual-aspect windows, and French doors that open out to a private rear garden — ideal for summer evenings. The ground floor also hosts a sleek, newly fitted shower room, handy under-stair storage, and a welcoming side entrance.

Upstairs, three well-proportioned double bedrooms, each with fitted wardrobes, provide plenty of space for family and guests. The principal bedroom benefits from its own en-suite, while a large family bathroom serves the additional rooms. The home is further enhanced by modern double glazing and efficient oil-fired central heating.

The tranquil Lyne Water meanders through the Upper Green, adding to the serenity of this picturesque location. Outside, a private rear and side patio garden create an inviting space for al fresco dining or simply unwinding. With a Co-op supermarket just a three-minute stroll away, and a range of local amenities on your doorstep, the property perfectly balances rural living with everyday convenience. Edinburgh is within easy commuting distance, making this an exceptional home for those seeking the best of both worlds.

Extras: all fitted carpets and fitted floor coverings, curtains, blinds, and all integrated kitchen appliances, are included in the sale.

EPC Rating - C | Council Tax Band - F
Home Report Value - £365,000







Spacious dining
kitchen bathed in
natural light...









West Linton

West Linton is a picturesque conservation village located in the beautiful Scottish Borders, 16 miles to the south-west of Edinburgh. An area of exceptional natural beauty at the foot of the Pentland Hills this sought after and popular village offers an excellent range of local amenities including a Co-op, newsagent, medical centre, a pharmacy as well as popular pubs and restaurants including The Gordon Arms. Nearby Penicuik, Biggar and Peebles offer further shopping and leisure amenities. As well as walks and cycles in the surrounding countryside, there is fishing and horse riding to enjoy and a popular golf club in the village. Well-regarded schooling is available at West Linton Primary School and High School in Peebles. Easy access into Edinburgh, the City Bypass.



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dream property!



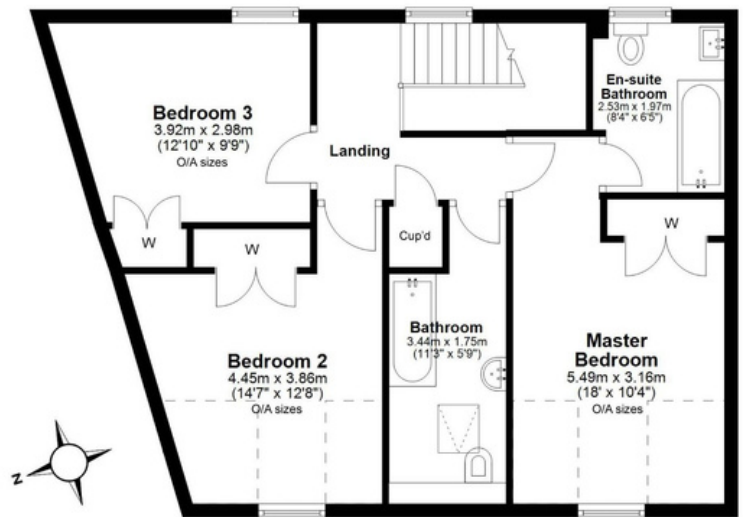
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property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP



Ground Floor
Approx. 64.9 sq. metres (698.1 sq. feet)



First Floor
Approx. 64.8 sq. metres (698.0 sq. feet)

Total Area: approx. 129.7 sq.metres (1396.1 sq. feet)



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.