



RALPH SAYER
SOLICITORS & ESTATE AGENTS

1 Lyne Park
West Linton EH46 7HP

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‘Beautifully Presented Four-Bedroom Bungalow in the Heart of Historic West Linton’

Nestled within an established development in the picturesque and historic village of West Linton, this stunning four-bedroom bungalow offers an exceptional blend of contemporary living, energy efficiency, and village charm.

Accessed via a shared entrance leading to a private driveway, the property welcomes you through a bright entrance hallway which connects seamlessly to all accommodation. To the left, you'll find a spacious open-plan living, dining, and kitchen area, beautifully designed to create an inviting social hub. Large windows to the front and rear bathe the space in natural light, while a wood-burning stove adds warmth and character to the living area. The modern kitchen provides excellent workspace and storage, making it perfect for both everyday living and entertaining. The dining area opens through French doors into a delightful conservatory, offering an ideal spot to relax and enjoy views over the beautifully maintained large rear garden, which leads down to the river. The hallway also provides access to ample storage, a family bathroom, a modern WC, and four well-proportioned bedrooms. The principal bedroom benefits from a full wall of fitted wardrobes and a stylish en-suite shower room.

Externally, the property is further enhanced by a large double garage with electric doors, and impressive eco-friendly features, including solar panels with dual battery storage and an air source heat pump, providing excellent energy efficiency and sustainability.

This beautifully maintained home combines modern comfort with energy-conscious living, all within a sought-after village location offering easy access to local amenities, scenic walks, and transport links.

Home Report Value - £465,000



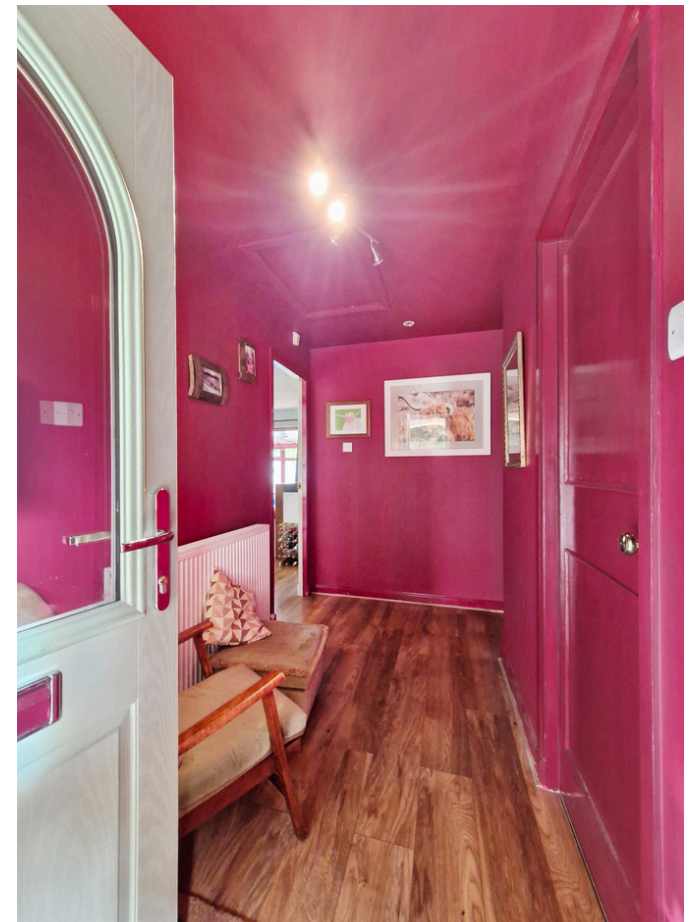




Beautifully Presented
Bungalow in the
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West Linton'











Property Summary



- In historic West Linton
- Detached bungalow
- Elegant south-facing sitting room
- Impressive kitchen & dining room
- Utility room
- Conservatory
- Master bedroom with generous built-in wardrobes & ensuite
- Two generous double bedrooms (all with built-in storage)
- Further double bedroom/ home office
- Stylish three-piece family bathroom
- Air source heat pump central heating & double glazing
- Double attached garage with driveway
- Extensive rear garden, mainly laid to lawn
- EPC Rating - C | Council Tax Band - F

Only part of the subjects, as per the current title deed are being sold.



LOWER GREEN, WEST LINTON



West Linton

The charming village of West Linton is one of the Borders' most desirable locations, offering a perfect balance of country living and city convenience. Just a 30-minute drive from Edinburgh, the village provides excellent commuter links via the A702 while maintaining a peaceful, rural atmosphere.

West Linton boasts a strong community spirit and a great range of amenities including a modern new primary school, village store, post office, doctor's surgery, and popular cafés and pubs. Surrounded by beautiful countryside and close to the Pentland Hills Regional Park, it's ideal for those who enjoy outdoor pursuits and a relaxed village lifestyle within easy reach of the city.

Let us help you find your next
dream property!



RALPH SAYER
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property@ralphsayer.com

0131 225 5567

www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP



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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.

