



BLACKWOOD & SMITH LLP
SOLICITORS & ESTATE AGENTS



GROCCERS COTTAGE

MAIN STREET, WEST LINTON, SCOTTISH BORDERS EH46 7EE





WELCOME TO

GROCERS COTTAGE, WEST LINTON

Situated in the heart of charming West Linton, overlooking the village's picturesque Main Street and within easy reach of local shops, cafés, and scenic green spaces, this attractive one-bedroom cottage was converted from a grocer's shop in the early 2000s and offers a stylish and low-maintenance home in a highly desirable setting. Beautifully presented throughout, the property is finished in soft neutral tones, creating a bright and welcoming feel that will appeal to first-time buyers, professionals, downsizers, or those seeking a peaceful weekend retreat. In addition to its delightful interiors, the home benefits from a private south-facing courtyard garden and unrestricted on-street parking nearby



THE HIGHLIGHTS

- Charming one-bedroom cottage in the heart of West Linton
- Attractive Main Street position close to local amenities
- Beautifully presented in neutral décor throughout
- Bright living and dining room with high ceilings
- Contemporary kitchen with integrated appliances
- Generous double bedroom with built-in wardrobe storage
- Modern shower room with a white suite
- Electric heating and full double glazing
- Private south-facing courtyard garden
- Unrestricted on-street parking nearby

TAKE A LOOK AROUND

The front door opens directly into a welcoming entrance hall with useful storage and a door accessing the generously proportioned living and dining room, where high ceilings and a large front-facing window enhance the sense of light and space. There is ample room for both comfortable seating and a dining area, whilst soft carpeting and understated décor contribute to the room's inviting atmosphere.





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"...WITH DIRECT ACCESS TO THE COURTYARD GARDEN
CREATING AN EASY INDOOR-OUTDOOR FLOW."



KITCHEN

WITH INTEGRATED APPLIANCES

Positioned to the rear, the kitchen is fitted with contemporary white cabinets, wood-toned worktops, and integrated appliances, with direct access to the courtyard garden creating an easy indoor-outdoor flow.



THE BEDROOM

CALM AND NEUTRAL

The bedroom is quietly positioned and offers excellent proportions for a double bed alongside additional freestanding furniture. It also benefits from useful built-in wardrobe storage and a calm, neutral finish.





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A modern shower room completes the accommodation, fitted with a shower enclosure, WC, and washbasin. Electric heating and double glazing ensure year-round comfort and efficiency.



TOUR THE GROUNDS

Externally, the enclosed courtyard garden enjoys a sunny south-facing aspect and provides an attractive, low-maintenance setting for outdoor dining or relaxing. Fully paved and enclosed by characterful stone walls, and coming complete with a retractable washing line and outdoor tap, it offers excellent privacy and a surprising amount of usable outdoor space for a property of this size.

Parking is unrestricted on surrounding streets.

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"...FULLY PAVED
AND ENCLOSED BY
CHARACTERFUL STONE
WALLS..."



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 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.

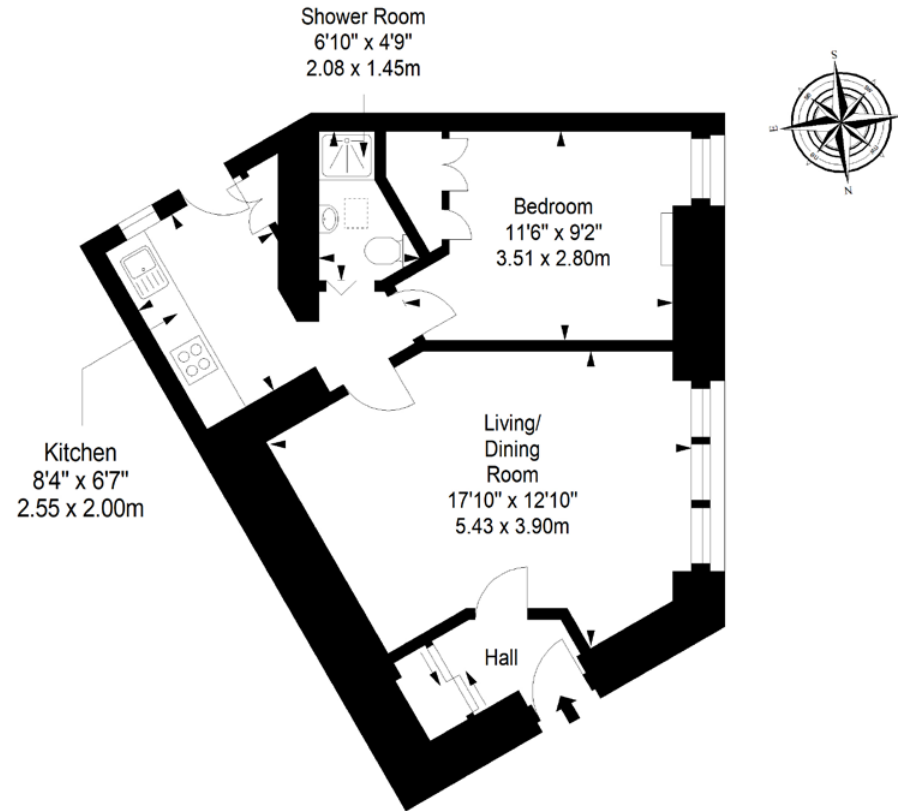
The Don Coyote Outdoor Centre at Lamancha is an action-packed adventure centre offering activities such as shooting and archery, set amidst the beautiful scenery of the Scottish Borders. In June each year, the community of West Linton and the surrounding area comes together for the week-long common riding festival, the Whipman Play.



FLOORPLAN

Ground Floor

Approx. 42.8 sq. metres (460.7 sq. feet)



Total area: approx. 42.8 sq. metres (460.7 sq. feet)

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