










Offers Over  
**£360,000**

## Rivendell, Dolphinton Road

West Linton | EH46 7DR

A fantastic opportunity has arisen to acquire this rarely available and impressive detached three-bedroom residence, dating back to 1933. Set within the highly sought-after conservation village of West Linton, the property boasts extensive private gardens, a driveway, and a double garage. Surrounded by beautiful open countryside, this historic village offers an idyllic rural setting while benefiting from excellent commuter links to Edinburgh, making it the perfect escape from the pace of city life.

-  3 Bedrooms
-  2 Public Rooms
-  2 Bathroom
-  Garage and Driveway
-  Front, Side and Rear Gardens
-  EPC Rating – F
-  Council Tax Band - F



## Description

Presented in true move-in condition, this impressive home would make an ideal purchase for growing families seeking a spacious family residence in a highly desirable location. The well-appointed accommodation briefly comprises a welcoming entrance porch with a large fitted cupboard, providing excellent storage and a versatile space suitable for a home office, together with a useful utility room located just off the porch.

The bright and airy kitchen/dining room is fitted with an Aga cooker and integrated appliances and offers ample space for family dining. From here, there is access to a spacious conservatory, which enjoys direct access to the garden and provides an excellent additional living space.

On the top floor, a superb triple-aspect reception room is flooded with natural light and features a dual-fuel stove along with delightful open views across the surrounding countryside. The accommodation is completed by a generously proportioned principal bedroom with mirrored fitted wardrobes, two further well-sized double bedrooms, and a family bathroom fitted with a shower over the bath.



## Extras

All the fitted floor coverings, blinds and curtains will be included in the sale together with the Aga cooker, integrated dishwasher, integrated fridge and freezer in the garage.

## Gardens, Garage & Driveway

A particular highlight of this property is the superb, beautifully maintained garden. Thoughtfully recently landscaped and arranged over several levels, the garden combines areas of patio and lawn, creating a variety of spaces for children to play, outdoor entertaining, and relaxing while enjoying the peaceful surroundings.

To the front, the property is complemented by well-kept garden grounds and a generous driveway providing off-street parking for multiple vehicles. The driveway leads to a substantial double garage and carport, which benefits from power, lighting, plumbing and additional attic storage, offering excellent practical space for vehicles, equipment, and household storage.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

West Linton is a charming and highly sought-after conservation village nestled at the foot of the Pentland Hills in the Scottish Borders, approximately 16 miles south-west of Edinburgh. Surrounded by beautiful open countryside, the village offers an exceptional quality of life with excellent opportunities for walking, cycling, horse riding, and golf, including the Championship course at West Linton Golf Club and nearby equestrian facilities.

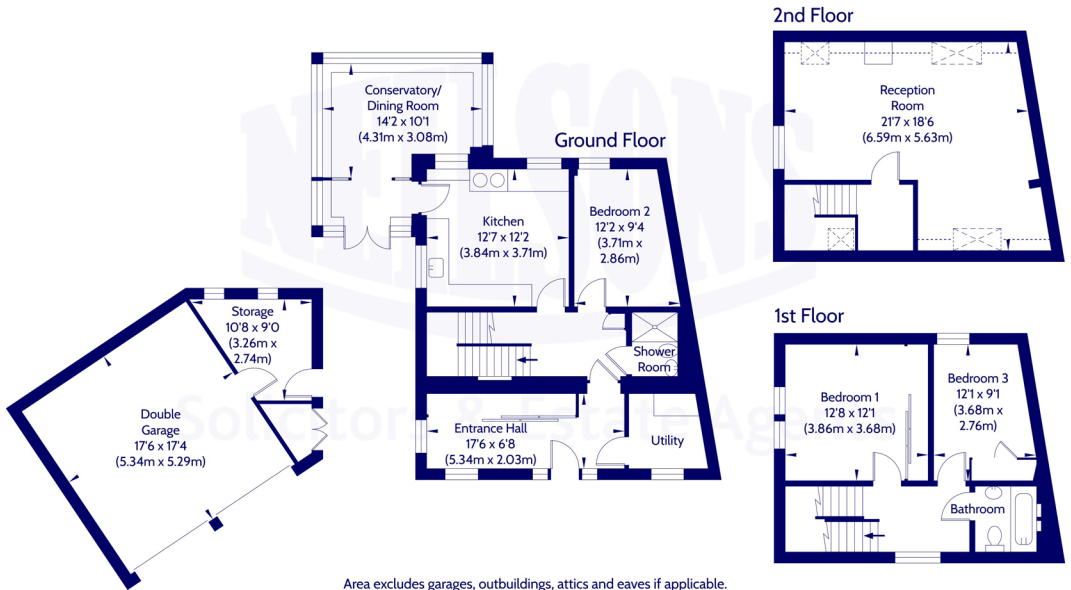
The village enjoys a strong sense of community and is well served by a range of local amenities, including a Co-op supermarket, pharmacy, medical centre, newsagent, and the popular Gordon Arms Hotel with its bar, restaurant, and beer garden. A variety of recreational facilities are available, with active tennis, bowling, and football clubs, while the historic Whipman Festival remains a much-loved annual highlight.

Education is catered for by the village's highly regarded modern primary school, conveniently located within walking distance, with secondary schooling available in nearby Peebles. Despite its peaceful rural setting, West Linton benefits from excellent transport links, with easy access to Edinburgh via the A702 and regular bus services. Further shopping, leisure, and professional services can be found in the nearby towns of Biggar, Penicuik, and Peebles.





Approx. Gross Internal Floor Area 147 Sq M / 1584 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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