



# Hazeldean

West Linton

EH46 7EP



# Hazeldean, West Linton

Hazeldean is a detached family home set within generous, private grounds in the sought-after village of West Linton, with ample parking.

Accessed via a shared driveway, the property offers well-proportioned accommodation over two levels and requires some upgrading presenting excellent potential. The ground floor comprises; living room, spacious kitchen/dining room with utility and garden access, double bedroom and WC. Upstairs, there are two further double bedrooms (one en-suite) and a family bathroom.

Externally the gardens surround the property, with lawned areas, a drying space and a large garage.

There is also scope for further development, subject to the necessary consents.

 3  1  2 **EPC**  
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## Property Features

126 m<sup>2</sup>

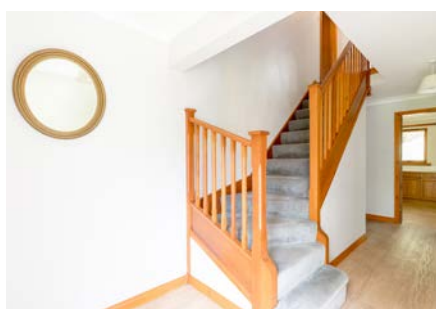
Peaceful Location

Excellent Potential

3 Bedrooms

Extensive Gardens

Garage

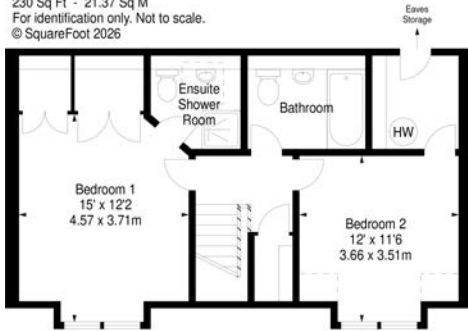




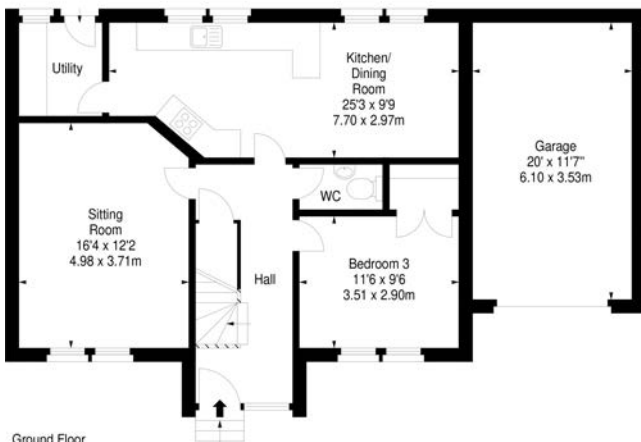
Hazeldean,  
Chapel Brae,  
West Linton,  
Scottish Borders, EH46 7EP



Approx. Gross Internal Area  
1356 Sq Ft - 125.97 Sq M  
Garage  
Approx. Gross Internal Area  
230 Sq Ft - 21.37 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



First Floor



Ground Floor

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. For more extensive shopping, Biggar, Peebles, and Edinburgh are all within easy reach.

### Extras

The property is being sold as seen, all fitted floor coverings, light fittings and kitchen appliances are included in the sale (the seller will not warrant their working order).



Find out more

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### Notes

Notes Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be emailed [sales@ieroproperty.com](mailto:sales@ieroproperty.com) in the first instance. The seller shall not be bound to accept the highest or any offer. 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 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combined Standard Clauses.