



BLACKWOOD & SMITH LLP
SOLICITORS & ESTATE AGENTS



DEVELOPMENT 2

BROOMLEE MAINS COURT, WEST LINTON EH46 7BP



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A rare chance to purchase a substantial new-build bespoke home, which is currently under construction, with completion anticipated in spring 2027. Designed to an exceptionally high standard, this upcoming four-bedroom detached house is for the luxury market, offering a sought-after rural lifestyle surrounded by open countryside on the outskirts of West Linton village. It is a stunning location with huge appeal and impressive views. Moments from the Pentland Hills and with a direct commute to Edinburgh, it provides the ideal balance of country living and city convenience.

The house itself is architect designed with a floorplan that covers 2,127 square feet, promising expansive, light-filled accommodation with lots of premium features and high-specification fixtures and fittings. Made to bring families together, the layout is centred around an open-plan reception area and kitchen with a significant footprint. Four double bedrooms and a study ensure families have adaptable space to live and grow, while two en-suites, a family bathroom, and a WC add to its luxury credentials. A private driveway and generous garden complete this exclusive bespoke home, with completion anticipated in spring.

THE HIGHLIGHTS

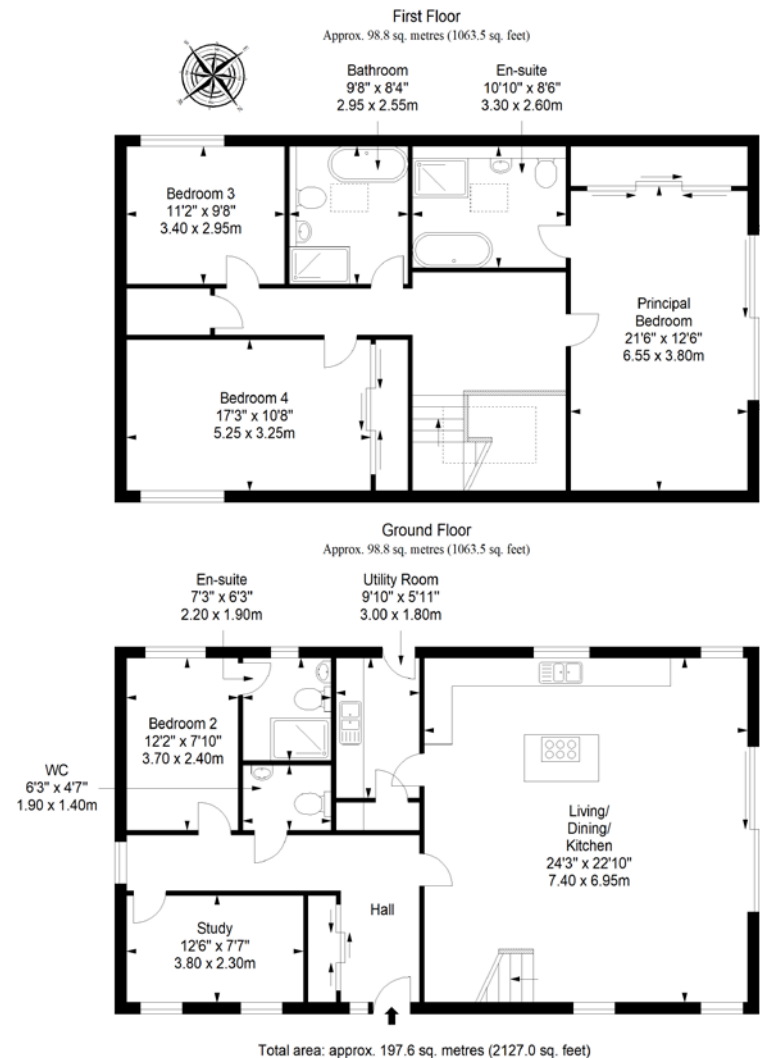
- An exclusive opportunity to purchase a bespoke new-build home
- Luxury detached house currently under construction, with completion anticipated in spring 2027
- Designed to exceptional standards and with high-specification finishings
- Picturesque rural location on the outskirts of West Linton village
- Impressive far-reaching country views
- Dual-aspect hall with cloak storage and WC
- Open-plan kitchen/living/dining room
- Triple-aspect glazing including patio doors
- Separate utility room with built-in storage
- Landing with airing cupboard and skylight
- Principal suite with wardrobe and Juliet balcony
- Three further double bedrooms
- Versatile study for working from home
- Two en-suites with 3pc and 4pc suites
- Family bathroom with a 4pc suite
- Private garden and driveway



PICTURESQUE RURAL LOCATION ON THE OUTSKIRTS OF WEST LINTON



FLOORPLAN



Some of the images shown are three dimensional visualisations of the anticipated property finish, while the floorplan shows approximate and anticipated measurements only. These images, together with the floorplan, are for illustrative purposes only and do not form part of any contract or missives to which the seller is a party. All layouts and finishes are provisional and subject to change.

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