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GRANTSHALL

BY BLYTH BRIDGE, WEST LINTON, SCOTTISH BORDERS EH46 7DH



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WELCOME TO

GRANTSHALL

Originally a gamekeeper's cottage, Grantshall is a large four-bedroom (plus study) semi-detached house with traditional features and roughly a third of an acre plot, incorporating extensive private parking and beautiful mature gardens. With a wealth of space inside and out, it further boasts two reception rooms, a well-appointed kitchen and utility room, and convenient bath and shower rooms. Inspiring country and garden views abound at every turn, with the home occupying a picturesque rural location by Blyth Bridge, near West Linton village.

THE HIGHLIGHTS

- A traditional semi-detached house with original features
- Roughly a third of an acre plot with idyllic mature gardens
- Picturesque rural location close to West Linton village
- Multi-car driveway and a detached large double garage/workshop
- Living room with an open fireplace and back boiler
- Spacious dining room
- Well-appointed kitchen and a separate utility room
- Four double bedrooms offering space and versatility
- Ground-floor shower room and a first-floor bathroom
- Oil-fired central heating and double-glazed windows



TAKE A LOOK AROUND

Inside, a bright hall greets you, providing space for coats and shoes. In the living room, a neutral palette adds to the light and airy welcome, creating an inviting space for relaxation. Twin windows bring warm sunshine into the room, while a stone open fireplace (with a back boiler) forms a delightful focal point, along with the gamekeeper's original gun cabinet.





There is also a spacious dining room for dedicated family meals. Meanwhile, the dual-aspect kitchen is generously appointed with timber-toned cabinetry and stone-style worktops. It features under-unit lighting and a selection of integrated appliances. A separate utility room supplements the kitchen with space for additional freestanding goods. There are two double bedrooms at ground level as well: the large principal and a versatile second bedroom, which has a handsome fireplace, and is currently organised as an additional reception area. A three-piece shower room completes this level.

HEAD ON UP

There are two further double bedrooms and a study (with a built-in cupboard) set on the first floor, just off a naturally-lit landing with eaves storage. Finishing the accommodation is a bright three-piece bathroom. Oil-fired central heating and double glazing ensure year-round comfort.

TOUR THE GROUNDS

Externally, the home's enclosed plot offers abundant garden space, with sprawling lawns, low-maintenance dining areas, and a wonderful array of mature plants and trees adding to its scenic beauty. A tranquil burn (crossed via a bridge) ripples through the plot, while the surrounding open countryside creates an even greater sense of freedom. A brick-built kennel/workshop outbuilding with log stores and storage is included. Also, a multi-car driveway and a detached large double garage/workshop provide private parking for several vehicles.

THE DETAILS

All fitted floor and window coverings, light fittings, and integrated kitchen appliances (ceramic hob, oven, combi microwave oven, and fridge) to be included in the sale. A washer, dishwasher, tumble dryer, and tall freezer may be available by separate negotiation.





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THE HOME'S ENCLOSED PLOT
OFFERS ABUNDANT GARDEN SPACE
WITH SPRAWLING LAWNS



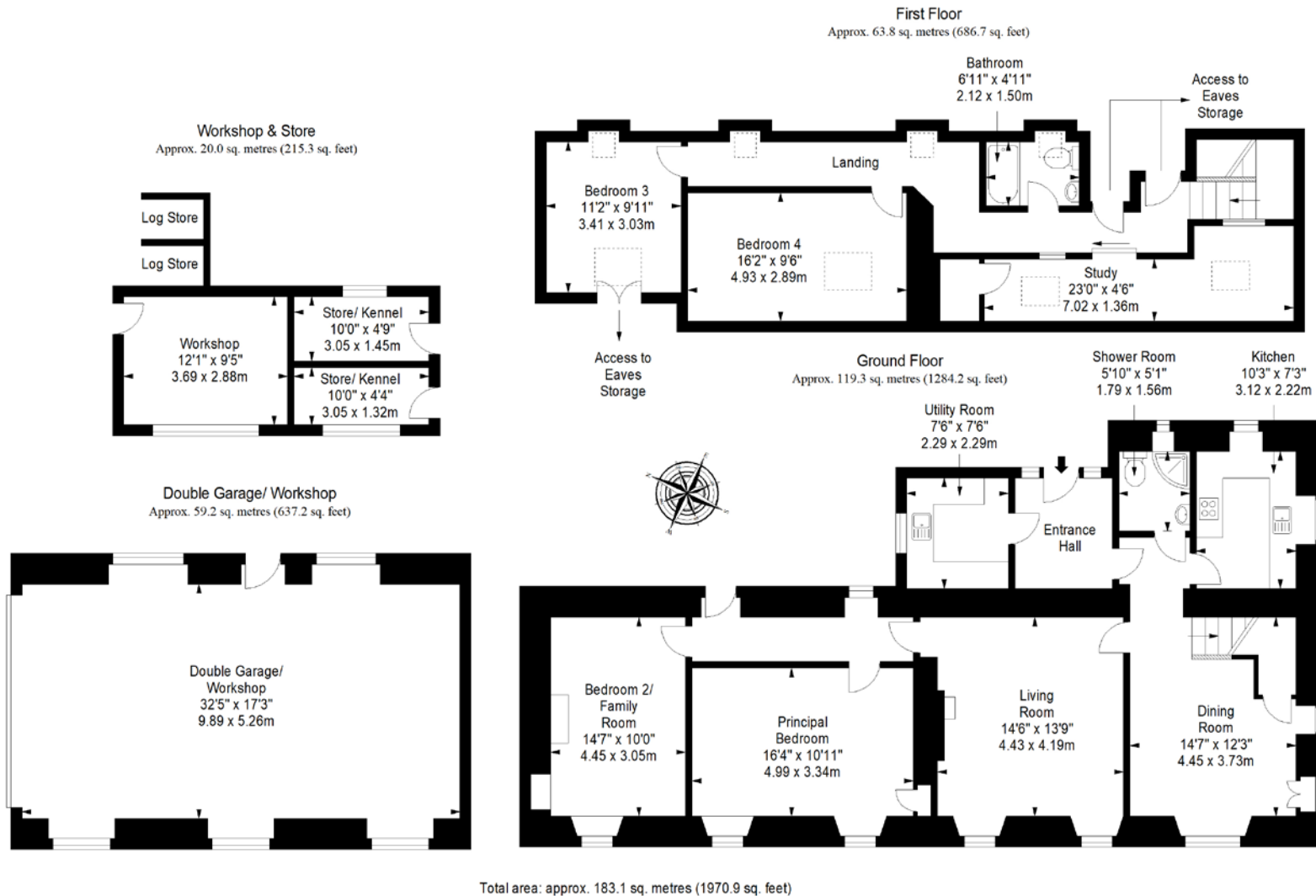


TELL US ABOUT

BLYTH BRIDGE, SCOTTISH BORDERS

Lying just a few miles from West Linton, the charming hamlet of Blyth Bridge is situated in an area of outstanding natural beauty in the beautiful Scottish Borders. Surrounded by rolling hills and fields, residents enjoy an idyllic rural lifestyle, yet are just a short drive from the capital. Positioned some 21 miles south of Edinburgh on the A701, Blyth Bridge offers convenient commuter links into the capital and is also served by a bus service to Peebles and West Linton. Nearby West Linton boasts excellent local amenities including shops, a health centre, a pharmacy, a post office and The Gordon Arms restaurant, and has a state-of-the-art primary school, with secondary schooling provided at Peebles High School. For more extensive shopping, Peebles and Edinburgh are both within easy reach. The small community enjoys a fantastic range of local clubs, activities and associations, while the breathtaking countryside offers no shortage of outdoor pursuits to suit all ages, interests and abilities, including golfing at West Linton Golf Club, a network of signposted walking and cycling routes, equestrian and country sports. Blyth Bridge is only 30 minutes' drive from Edinburgh City Bypass and from the A74(M) for swift travel and commuting across the Central Belt and beyond. 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



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