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SOLICITORS & ESTATE AGENTS



10 CRAIGENGAR GATE

WEST LINTON, SCOTTISH BORDERS EH46 7JL



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WELCOME TO

10 CRAIGENGAR GATE, WEST LINTON

West Linton is a picturesque conservation village nestled at the foot of the Pentland Hills, surrounded by beautiful countryside yet within easy reach of Edinburgh via the A702. The village offers excellent local amenities, including shops, cafés, a primary school, and leisure facilities, making it highly appealing for families and professionals alike. Set within a modern residential development, this semi-detached three-bedroom house enjoys bright, neutral interiors with attractive contemporary styling throughout. It offers flexible family accommodation, a sunny enclosed rear garden, and excellent private parking.

THE HIGHLIGHTS

- Modern three-bedroom semi-detached house
- Excellent village amenities and swift A702 links to Edinburgh
- Bright neutral interiors with attractive contemporary styling
- Welcoming hall with built-in storage and a ground-floor WC
- Generous south-facing living room with a large picture window
- Spacious dining kitchen with garden access
- Principal bedroom with fitted storage, an en-suite, and a Juliet balcony
- Second double bedroom and a versatile third bedroom / home office
- Stylish family bathroom with a shower-over-bath
- Air source heat pump and double glazing
- Generous rear garden with patio and shed
- Private front and side driveway







TAKE A LOOK AROUND

The ground floor opens with a welcoming hall featuring useful built-in storage and a practical WC. To the front, the generously proportioned living room is attractively presented in soft neutral tones with plush carpeting and a large south-facing picture window drawing in natural light. To the rear, the spacious dining kitchen forms the sociable heart of the home, with contemporary white cabinets, wood-toned worktops, integrated appliances, and a breakfast bar peninsula. There is ample room for family dining, whilst French doors open directly onto the rear garden for easy indoor-outdoor living.

HEAD ON UP

Upstairs, the landing leads to three bedrooms and the family bathroom. The principal bedroom is a generous double with fitted storage, a stylish en-suite shower room, and glazed doors opening to a south-facing Juliet balcony. Bedroom two is another comfortable double, whilst bedroom three offers flexibility as a child's bedroom, nursery, or home office. The family bathroom is fitted with a modern three-piece suite and shower-over-bath. A full central heating system supplied by an air-source heat pump and double glazing contribute to the home's excellent energy efficiency.



THE DETAILS

Extras: All fitted floor and window coverings, light fittings and appliances are included. Integrated appliances include electric oven and induction hob, fridge-freezer, dishwasher, and washer/dryer.





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STYLISH FAMILY BATHROOM
WITH A SHOWER-OVER-
BATH AND AN EN-SUITE





TOUR THE GROUNDS

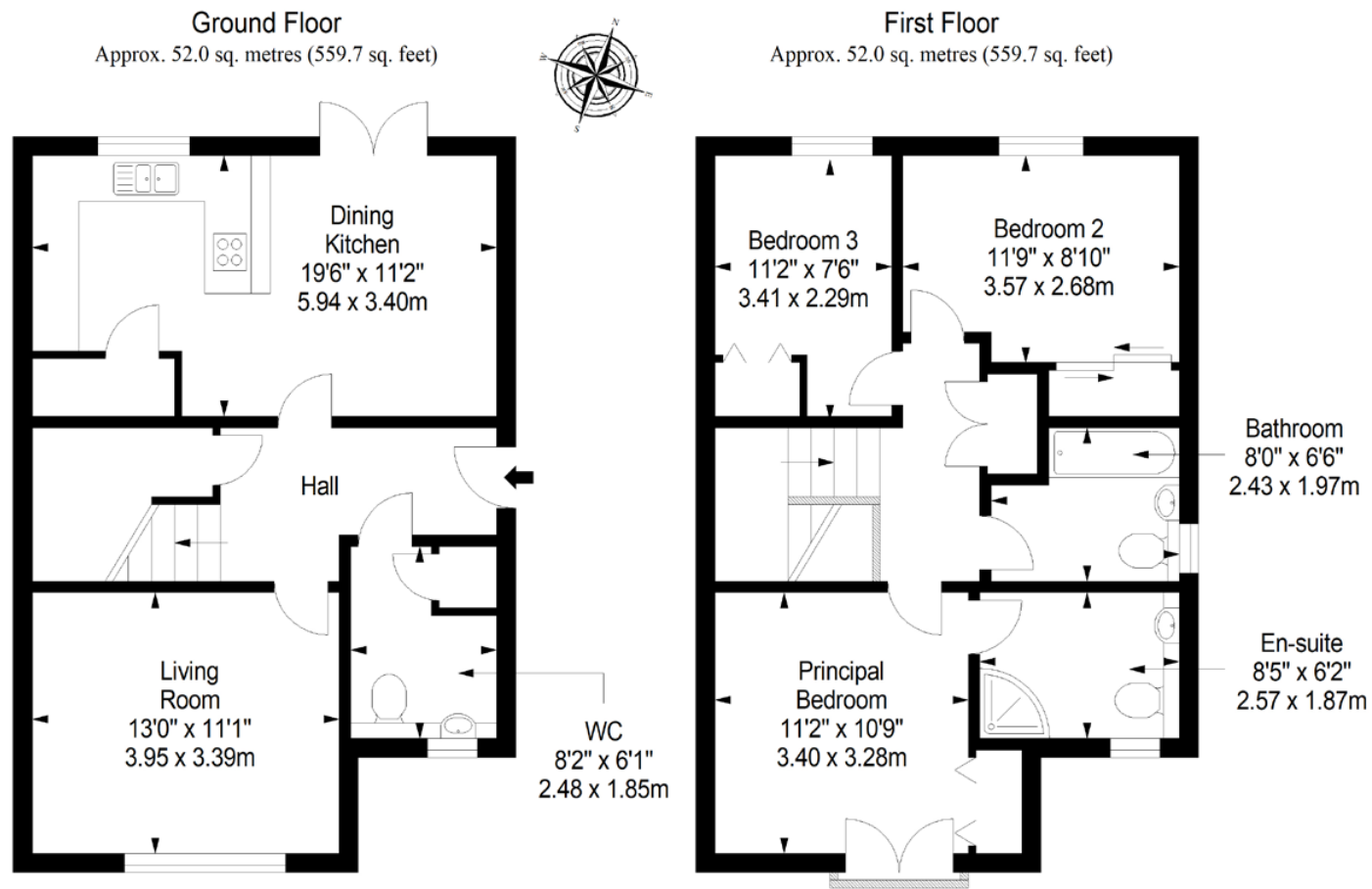
Outside, the enclosed rear garden enjoys a generous lawn alongside a paved seating area ideal for outdoor dining. A garden shed provides additional external storage. To the front, the property benefits from a neatly kept lawn and a private driveway providing parking for multiple vehicles.

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, several nurseries and 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



Total area: approx. 104.0 sq. metres (1119.4 sq. feet)

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