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SOLICITORS & ESTATE AGENTS



DEVELOPMENT 1

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

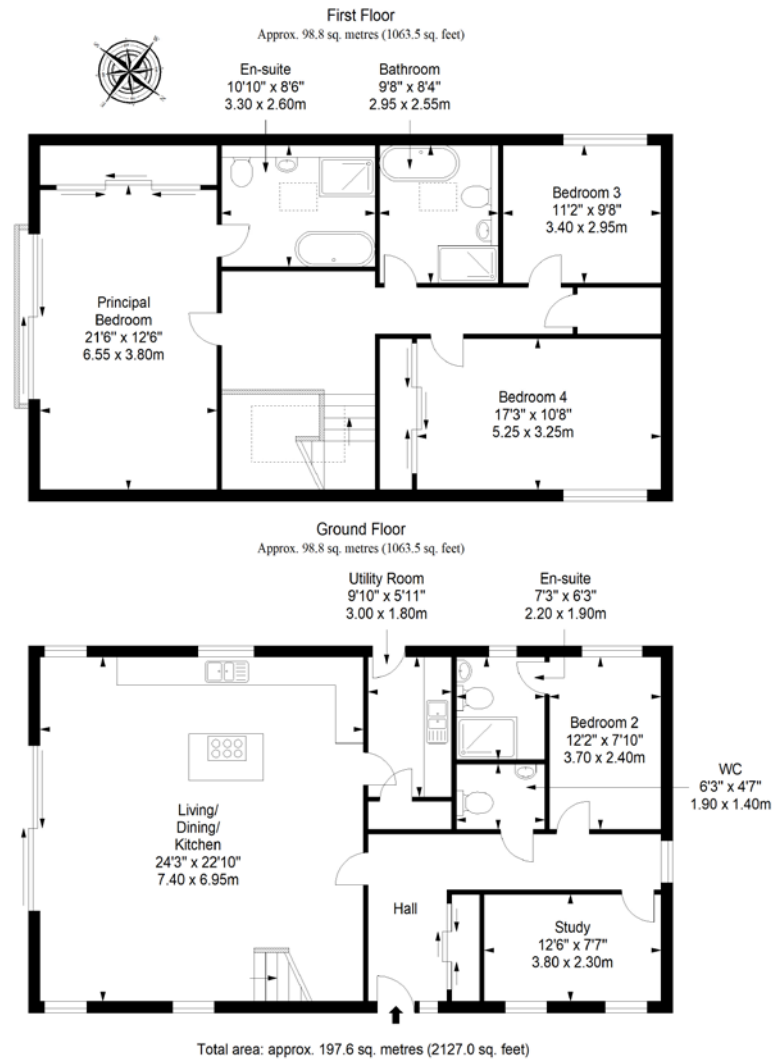




BESPOKE FOUR-BEDROOM DETACHED NEW-BUILD HOME



FLOORPLAN



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