



Alba House Main Street, West Linton, EH46 7EA



## Welcome

Welcome to Alba House - nestled within the scenic village of West Linton, this charming traditional mid-terraced residence presents an excellent opportunity for those seeking spacious, versatile living. Boasting three well-proportioned bedrooms, the property is thoughtfully designed to suit a diverse range of buyers, from families to professionals and downsizers alike. Ideally positioned within the village centre, you will enjoy easy access to a variety of local amenities, including shops, the highly regarded primary school, welcoming cafe, and an inviting restaurant. Excellent transport links, picturesque countryside walks, and a nearby golf course further enhance the appeal of this sought-after location. Externally, the home features a generous private rear courtyard and separate rear garden, perfect for relaxation or entertaining, and benefits from convenient, unrestricted on-street parking in close proximity. Viewing is by appointment only.

- Entrance hall with store cupboard
- Modern dining kitchen with front facing windows, a range of units, worktops with matching splashbacks, induction hob, double oven, integrated dishwasher, integrated washing machine, and fridge freezer
- Inner hallway with storage
- Living and dining room with stairs to the upper level, and rear courtyard access
- Upper landing
- Main bedroom, window with window seat, and open Edinburgh press
- Family shower room with double shower, sink and wc with vanity unit, heated towel radiator, and loft access
- Two further bedrooms
- Double glazing and oil-fired central heating
- Private rear courtyard and separate garden grounds





## West Linton

West Linton is a picturesque village nestled in the scenic Scottish Borders, renowned for its blend of rural charm and vibrant community spirit. The area boasts a range of local amenities, including independent shops, cosy cafés, and highly regarded schools, and a golf course making it an ideal location for families and professionals alike. Residents enjoy easy access to beautiful countryside walks and cycling routes, as well as convenient links to Edinburgh for commuting and leisure. Its friendly atmosphere and historic character ensure West Linton remains a highly desirable place to call home.

## Extras

All floor coverings, light fittings, blinds where fitted, and all integrated appliances. Other items may be available by negotiation. No warranty applies to any integrated appliance, free-standing white goods or any movable items included in the sale and these items are deemed sold as seen.



