



BLACKWOOD & SMITH LLP
SOLICITORS & ESTATE AGENTS



23 CRAIGENGAR GATE

WEST LINTON, SCOTTISH BORDERS, EH46 7JL



2



3



2



C



WELCOME TO

23 CRAIGENGAR GATE

Set within a desirable village community, less than an hour's commute from Edinburgh, this contemporary detached home is ideally suited to family living. Tastefully presented interiors include three double bedrooms with fitted storage, an en-suite shower room, a family bathroom, and ground-floor WC, alongside sociable open-plan living and dining spaces. An attractive enclosed garden, attached garage, and generous driveway complete the home.



THE HIGHLIGHTS

- Contemporary detached family home in a peaceful village setting
- Practical entrance hall
- West-facing living room with media unit and log burner
- Dining room with garden access, open plan to the living room and kitchen
- Bright, stylish fully integrated kitchen
- Separate matching utility room with WC and garden access
- Three double bedrooms with fitted storage
- Principal en-suite shower room and family bathroom with shower-over-bath
- Attractive enclosed garden with lawn, raised beds, and seating areas
- Generous private driveway with an EV charger
- Attached single garage
- Air-source heat pump and full double glazing





TAKE A LOOK AROUND

The home's front door opens into a welcoming hallway with garage access, leading directly onto the living room on the right, flowing freely through to the dining kitchen and creating a sociable open space for everyday family life and entertaining alike. The living room is illuminated by a west-facing window capturing sunny afternoon light, and it is presented with neutral décor and warm wood flooring. A fitted media unit in duck-egg blue and a corner log burner add character, while the open-plan dining room and kitchen create an inviting setting for everyday life and relaxed entertaining. In the adjoining kitchen, ample space is provided for a seated dining area, set next to French doors opening onto the rear garden – perfect for alfresco dining and entertaining during the warmer months. The kitchen is well-appointed with Shaker-inspired, cream-coloured cabinets, workspace, and stylish grey metro-tiled splashbacks. Neatly integrated Smeg appliances comprise a double oven, a hob, an extractor hood, a fridge/freezer, and a dishwasher. The kitchen is supplemented by an adjoining utility room (with a WC and external access) with additional cabinetry and workspace, offering a conveniently separate space for laundry appliances.



HEAD ON UP

Upstairs, a landing (with built-in storage) leads to three double bedrooms, all accompanied by good-sized built-in wardrobes. The sleeping areas are all tastefully decorated and carpeted for optimum comfort underfoot, and the principal further benefits from an en-suite shower room comprising a corner shower enclosure, a WC-suite, and a tall chrome towel radiator. Finally, a stylish family bathroom completes the accommodation on offer and comes replete with a bath with an overhead shower and a glazed screen, a basin, and a WC.





bs

CONTEMPORARY DETACHED
FAMILY HOME IN A
PEACEFUL VILLAGE SETTING





TOUR THE GROUNDS

Externally, the home is perfectly complemented by a large rear garden, enjoying lovely sunshine and featuring a spacious, well-maintained lawn, a decked terrace for outdoor seating and barbecues, and a paved area. Excellent private parking is provided by an integral single garage. To the front, a multi-vehicle driveway framed by neat greenery, provides EV charging.

TELL US ABOUT

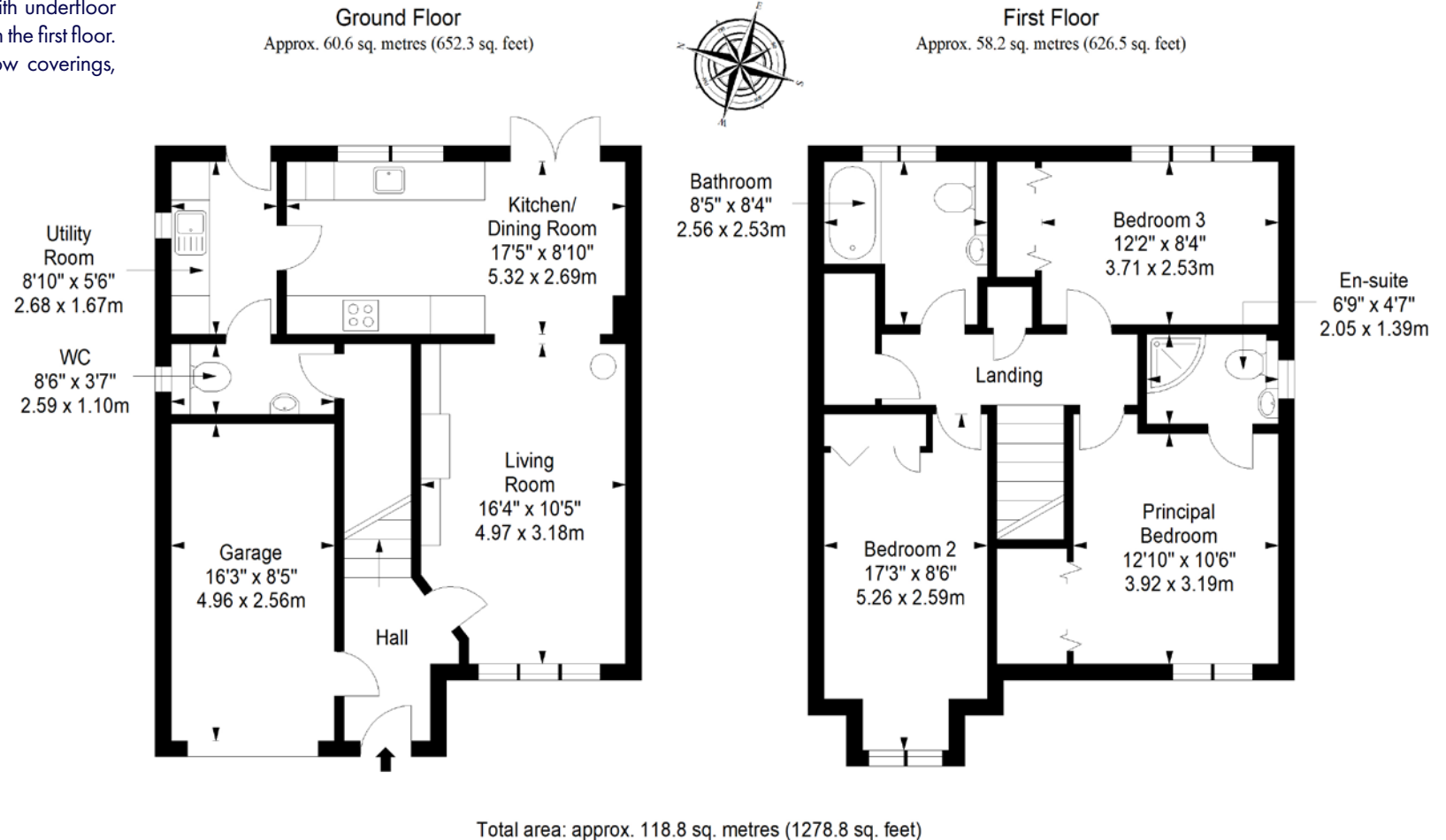
WEST LINTON, SCOTTISH BORDERS

The historic and sought-after village of West Linton enjoys a picturesque setting at the foot of the Pentland Hills, surrounded by rolling countryside, reservoirs, equestrian facilities, and scenic walking and cycling routes. Despite its rural feel, it lies only 17 miles from central Edinburgh and around a 15-minute drive from the Edinburgh Bypass, offering excellent commuting options. The village benefits from a good range of local amenities, including shops, a Co-op, health centre, pharmacy, Post Office, the historic Tollhouse Tea Room, The Gordon Arms Hotel, and two churches. There is also a state-of-the-art primary school, nursery, and wraparound childcare, with secondary schooling in Peebles. More extensive shopping can be found in Biggar, Peebles, and Edinburgh. West Linton has a thriving community, with a writer's group, tennis, bowling and football clubs, the West Linton Horticultural Society, and various halls and centres for local activities. Outdoor pursuits include walking, cycling, horse riding at Kailzie Equestrian Centre, and two village greens beside the Lyne Water. West Linton Golf Club offers a championship course and social membership, while the nearby Don Coyote Outdoor Centre at Lamancha provides activities including shooting and archery. Each June, the village and surrounding community come together for the week-long Whipman Play common riding festival.

FLOORPLAN

THE DETAILS

The home benefits from double-glazed windows and is kept warm by an air-source heat pump, with underfloor heating on the ground floor and radiators on the first floor. The sale includes all fitted flooring, window coverings, light fittings, and integrated appliances.



Property Office:

15 Eastgate, Peebles EH45 8AD | Tel: 01721 721515 | Email: property@blackwoodsmith.com | www.blackwoodsmith.com

Whilst care has been taken to prepare this brochure the text, photographs and plans contained within are for guidance only and are not to be treated as representations of fact. The terms do not form part of any offer or contract. The measurements are taken at the widest points and are approximate, the floor plan may not be drawn to scale. None of the systems or appliances have been tested and no warranty is given as to their order or condition. Prospective purchasers are advised to make their own investigations prior to making any offer for the property. Blackwood & Smith will not be responsible for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn.



BLACKWOOD & SMITH LLP
SOLICITORS & ESTATE AGENTS