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KINRADDIE

MAIN STREET, WEST LINTON, SCOTTISH BORDERS EH46 7EA



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WELCOME TO

KINRADDIE

Kinraddie is a spacious three-bedroom link-detached house that offers a relaxed lifestyle in the picturesque village of West Linton. Beautifully presented throughout, it features light and airy interiors with modern styling in predominantly neutral hues. It further boasts a large open-plan reception area, a generously appointed dining kitchen, and three bathrooms (plus a WC). This attractive family home also has the advantage of secure private parking and a fully-enclosed garden.



THE HIGHLIGHTS

- A spacious link-detached house in West Linton village
- Private front driveway and integrated garage
- Easy-upkeep gardens to the front and rear
- Welcoming entrance hall with storage and WC
- Open-plan living/family room with log burner
- Dining kitchen that is generously appointed
- Three double bedrooms (two with wardrobes)
- Two (three-piece) en-suite shower rooms
- Modern family bathroom with three-piece suite
- A shared visitor parking space
- Electric heating and double-glazed windows





TAKE A LOOK AROUND

Stepping inside, you are welcomed by a hall with understairs storage and a WC. It offers a lovely first impression and flows naturally into the open-plan living and family room. Covering over 305 square feet, this beautiful reception area spans the whole depth of the property to provide lots of floorspace for furnishings. It has an elegant aesthetic too, pairing olive accent walls with neutral decoration and soft carpets. Dual-aspect glazing captures natural light throughout the entire day, which includes French doors that extend out into the garden – perfect for families. A modern log-burning stove adds the finishing touch. Next door, the dining kitchen has granite-style worktops and a generous range of timber-toned cabinets, offering superior storage. It is a popular design that has a cohesive look thanks to a full suite of integrated appliances (oven, electric hob, fridge/freezer, dishwasher, and washing machine).

HEAD ON UP

Offering space, calm, and versatility, the three bedrooms are all doubles characterised by neutral décor and soft carpets. They are also highly practical. The principal (with a decorative accent wall) and second bedrooms both have the luxury of their own en-suite shower rooms, while the principal and third bedrooms also have built-in wardrobes. Completing the first floor is a modern family bathroom comprised of a bathtub and a storage-set WC suite with countertop space. Electric heating and double glazing ensure year-round comfort and efficiency.



TOUR THE GROUNDS

Externally, Kinraddie features easy-upkeep gardens to the front and fully-enclosed rear. The latter is ideal for relaxing and dining in the summer. Also to the front, there is a private driveway and an integrated garage, plus a shared visitor parking space.





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THE PRINCIPAL AND SECOND
BEDROOMS BOTH HAVE THE
LUXURY OF THEIR OWN
EN-SUITE SHOWER ROOMS





TELL US ABOUT

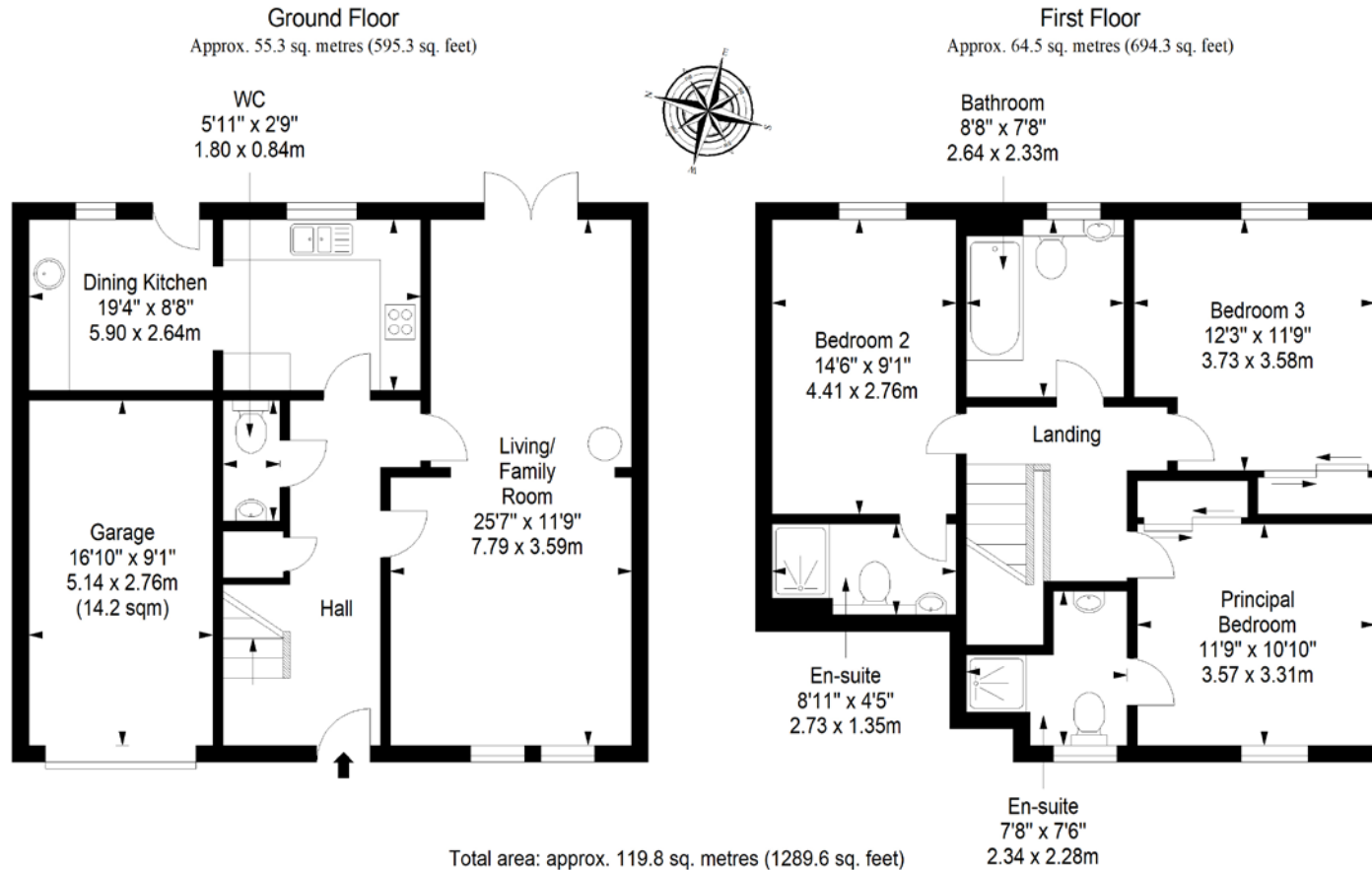
WEST LINTON

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 and a nursery, with 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

THE DETAILS

All fitted floor coverings, window blinds, light fittings, and integrated kitchen appliances to be included in the sale.



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