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SOLICITORS & ESTATE AGENTS



# KILBRENNAN, THE LOAN

WEST LINTON, SCOTTISH BORDERS EH46 7HE



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# WELCOME TO

## KILBRENNAN, WEST LINTON

Kilbrennan is an exceptional four-bedroom detached house that forms part of an exclusive enclave of properties on the picturesque rural outskirts of West Linton village. It offers a peaceful lifestyle with inspiring views over the home's mature gardens and surrounding countryside. Beautifully presented inside and out, it further boasts two reception areas, a conservatory, two bathrooms and a WC, and extensive private parking.



## THE HIGHLIGHTS

- An exceptional detached house in West Linton
- Picturesque location with inspiring country views
- Impressive wraparound gardens with mature plants
- Large, multi-car driveway and a double garage
- Expansive living room with dual-aspect windows
- Sliding pocket doors to a good-size dining room
- Sunny conservatory with southwest-facing aspect
- Well-appointed dining kitchen and utility room
- Three double bedrooms with built-in wardrobes
- Spacious single bedroom with built-in wardrobe
- 4pc family bathroom, en-suite shower room, and WC





## TAKE A LOOK AROUND

Inside, a naturally-lit hall welcomes you in, providing generous storage and a WC. The living room is on the left. It covers over 324 square feet with lots of floorspace for comfy furnishings and dual-aspect windows, including an oversized window with magical garden views and a southwest-facing aspect. Soothing neutral décor adds the finishing touch, along with a focal-point fireplace. Sliding pocket doors connect to the adjacent dining room which is a delightful setting for family meals. A suntrap conservatory extends from here, providing a cosy space for admiring the garden's beauty. Meanwhile, the dining kitchen has been arranged to maximise space and practicality. It has generous cabinet storage and sweeping worksurfaces, as well as a fitted dining bar for relaxed meals. It comes with a range of appliances and a neighbouring utility room.

## THE BEDROOMS AND BATHROOMS

The four bedrooms are all bright and airy with attractive decoration and built-in wardrobes for optimal convenience. It ensures lots of versatile space to meet various stages of life, allowing rooms to grow and change with you and your needs. For added appeal, the principal bedroom also benefits from a three-piece en-suite shower room. The remaining bedrooms are served by a modern family bathroom equipped with a four-piece suite that includes a shower cubicle and a double-ended bath. Oil-fired central heating and double glazing ensure year-round comfort.



## THE DETAILS

All fitted floor and window coverings, light fittings, integrated kitchen appliances (oven and ceramic hob), a fridge/freezer, a dishwasher, and a washing machine to be included in the sale.





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FOUR BEDROOMS WITH BUILT-IN WARDROBES, A 4PC FAMILY BATHROOM, EN-SUITE SHOWER ROOM, AND WC



## TOUR THE GROUNDS

Outside, Kilbrennan is enveloped by wraparound gardens with manicured lawns and a generous patio, framed by established plants and trees for a truly scenic environment. Idyllic open views add to the garden's sense of scale and ambience. The property also has private parking for several vehicles via a large driveway and a detached double garage with further storage.



## 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.

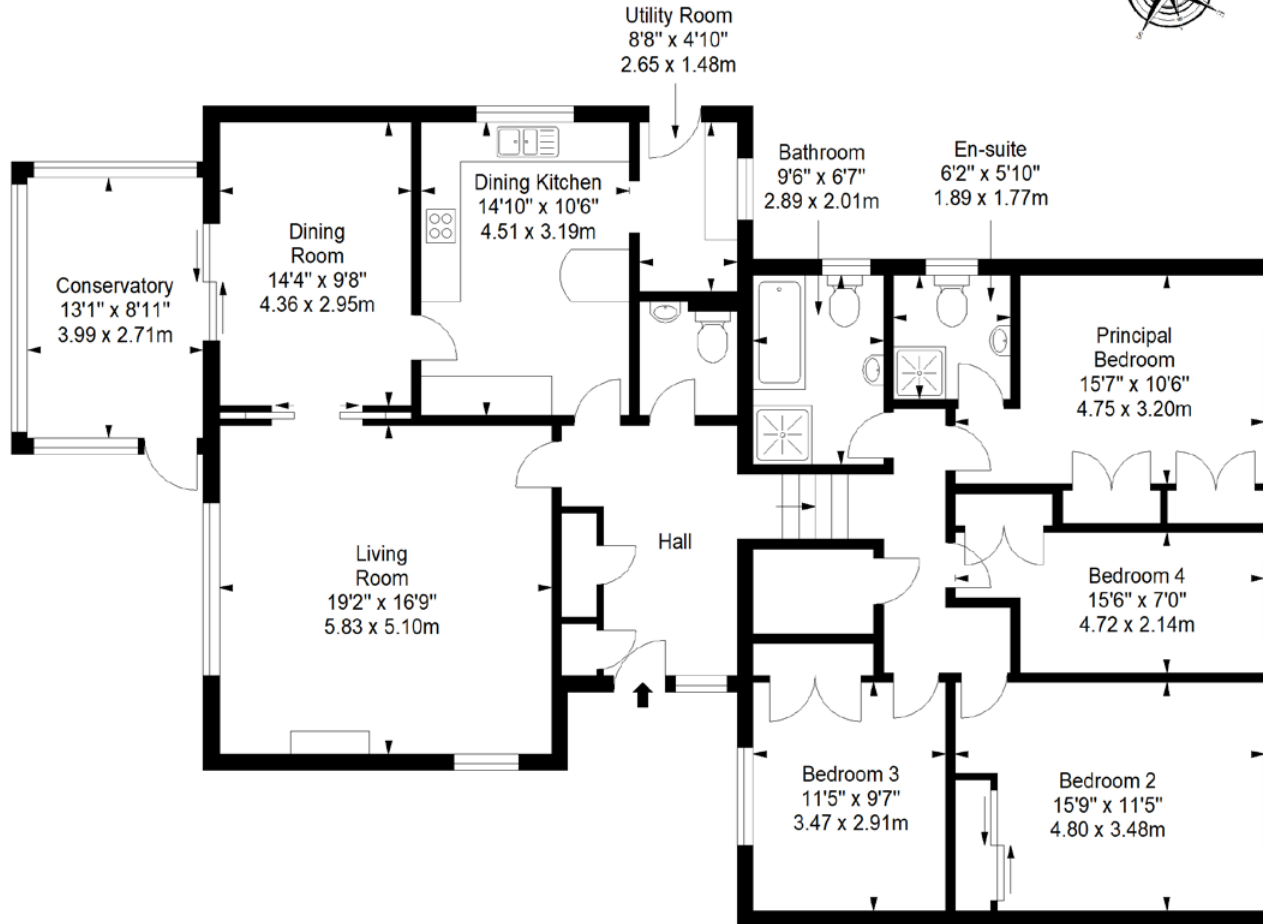
For more extensive shopping, Biggar, Peebles, and Edinburgh are all within easy reach. The area also offers fantastic social activities, including a writer's group, the West Linton Tennis Club, a bowling club, a football club, and the West Linton Horticultural Society. Additionally, a range of centres 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

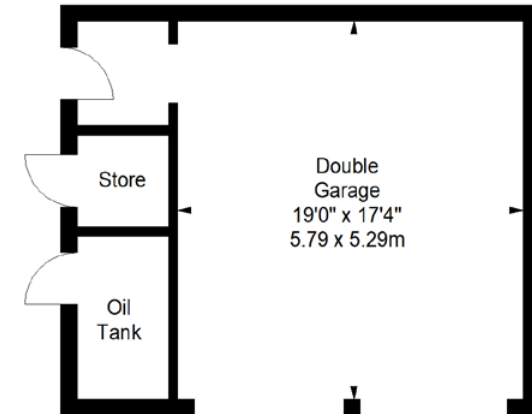
## Ground Floor

Approx. 163.6 sq. metres (1761.0 sq. feet)



## Garage

Approx. 39.7 sq. metres (427.3 sq. feet)



Total area: approx. 163.6 sq. metres (1761.0 sq. feet)

## Property Office:

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