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# 7 BROOMLEE MAINS COURT

WEST LINTON, SCOTTISH BORDERS EH46 7BP







# WELCOME TO

## 7 BROOMLEE MAINS COURT

Forming part of an exclusive hamlet surrounded by open countryside, this stunning four-bedroom executive detached house offers a picturesque rural lifestyle just moments from West Linton village. The home is beautifully presented throughout, offering generously proportioned rooms finished to high standards. It features two reception areas, a large dining kitchen, a study/garden room, and three bathrooms and a WC. It also boasts outstanding storage, as well as a substantial rear garden and private parking for four cars, meeting all the needs of modern families.



## THE HIGHLIGHTS

- An exclusive detached country house by West Linton
- Double driveway and integral double garage with store
- Large gardens to the front, side, and enclosed rear
- Bright porch and reception hall with storage and a WC
- Living room (with open fireplace) and a formal dining room
- On-trend dining kitchen with adjacent utility room
- Versatile study/garden room with French doors
- Four double bedrooms with built-in wardrobes
- Two modern three-piece en-suite shower rooms
- Three-piece family bathroom with double-ended bath





## TAKE A LOOK AROUND

A bright porch welcomes you into the home, while a reception hall provides storage and a WC. Double doors then make a grand entrance into the living room. Styled with a tasteful accent wall, this expansive reception area is elegant and immediately inviting. It has dual-aspect windows for a flood of light and a working open fireplace for cosy evenings. It also connects to a formal dining room for those special occasions. Meanwhile, the dining kitchen has an on-trend, monochrome-inspired aesthetic with Shaker-style cabinets alongside granite-effect worktops. The fashionable look is further heightened by the splashback tiles and under-unit lighting. It is supplemented by a neighbouring utility room. A versatile study/garden room (with French doors) finishes the ground floor.

## HEAD ON UP

On the first, a naturally-lit landing offers an airing cupboard, a snug, and attic access before connecting to the four double bedrooms, all of which maintain the crisp neutral palette. All bedrooms come with generous built-in wardrobes, while the principal and second bedrooms also have the luxury of their own en-suite shower room. A large three-piece family bathroom, with a double-ended bath, completes the interiors. Oil-fired central heating and double glazing ensure year-round comfort.



## THE DETAILS

All fitted floor and window coverings, light fittings, an electric range cooker, a tall fridge, a tall freezer, a dishwasher, a washing machine, and a tumble dryer to be included in the sale.



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FOUR DOUBLE BEDROOMS,  
ALL OF WHICH MAINTAIN  
THE CRISP NEUTRAL PALETTE



## TOUR THE GROUNDS

Laid with manicured lawns, the home has a generous front and side garden and an even larger, fully-enclosed rear garden which is perfect for families. Offering a wealth of space, the rear garden also features a patio and a wonderful outlook of mature trees and rolling hills. Ample private parking is provided via a double driveway and an integral double garage with a store.



## TELL US ABOUT

### WEST LINTON

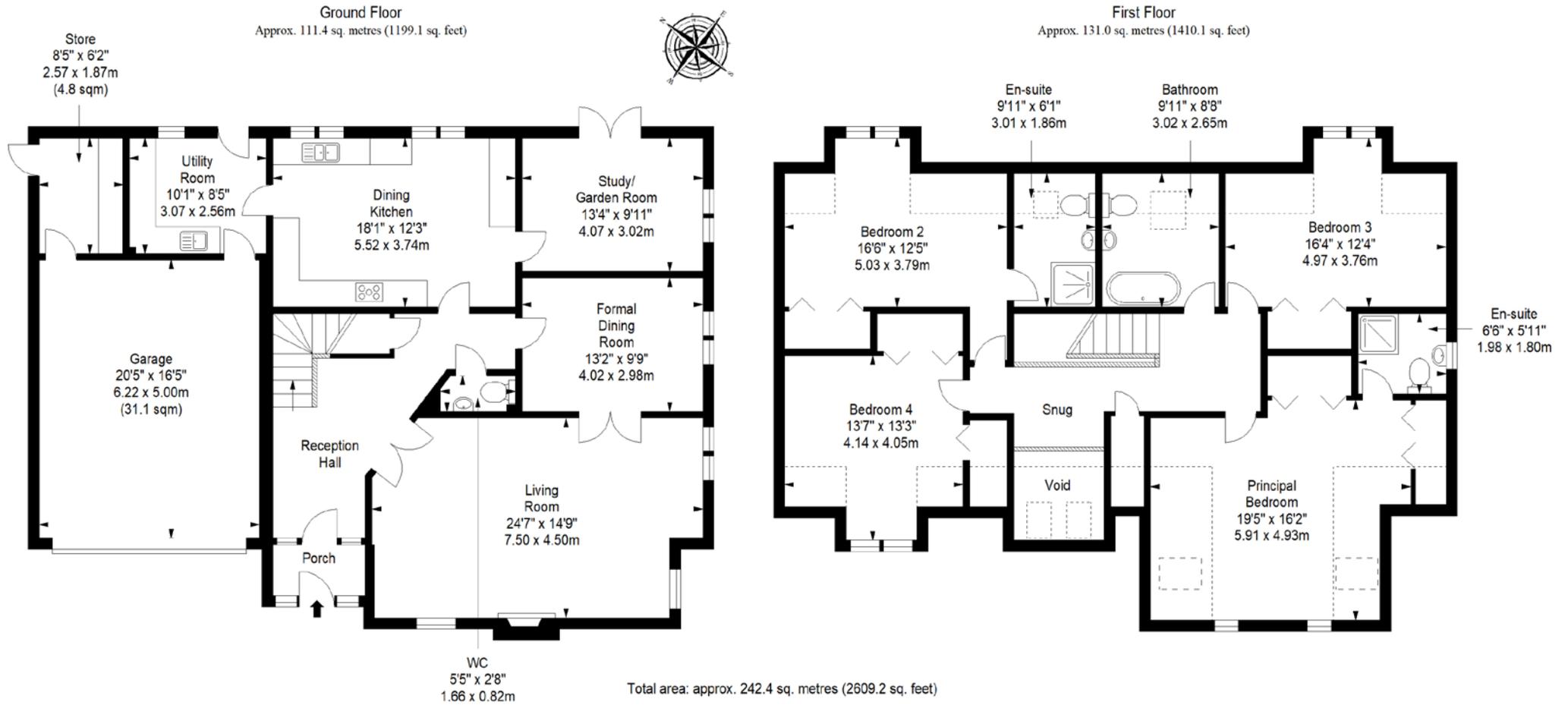
The historic and sought-after village of West Linton boasts a picturesque setting, along with convenient commuting options. Nestled at the foot of the dramatic Pentland Hills, the surrounding landscape is dotted with reservoirs, equestrian facilities and breathtaking nature walks and cycle routes, yet 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



## Property Office:

15 Eastgate, Peebles EH45 8AD | Tel: 01721 721515 | Email: [property@blackwoodsmith.com](mailto:property@blackwoodsmith.com) | [www.blackwoodsmith.com](http://www.blackwoodsmith.com)

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