



33 Lyne Park, West Linton, Peeblesshire, EH46 7HP
Offers Over £450,000



A magnificent four-bedroom detached family home with a double integral garage, enjoying an exceptionally pleasant, peaceful, and highly sought-after setting in the picturesque Borders village of West Linton.



DESCRIPTION:

Constructed in the 1980s by the highly regarded housebuilder CALA Homes, this charming property extends to an impressive 1614 square feet of well-proportioned accommodation arranged over two floors. Occupying a truly idyllic position on the banks of the Lyne Water, the property is further enhanced by its private garden grounds, creating a rare sense of tranquillity and seclusion. Situated just a short stroll from the village high street and its range of amenities, the property also enjoys immediate access to parks and picturesque woodland walks. The highly regarded primary school is conveniently nearby, while the esteemed West Linton Golf Club, recently voted the friendliest golf course in the Borders, lies just a short distance away. Combining an enviable setting with exceptional lifestyle appeal, early viewing comes highly recommended.

With a welcoming approach, the internal layout opens into a spacious and inviting hallway, featuring a staircase to the upper floor with cleverly integrated under-stair storage. Bathed in natural light, the generously proportioned sitting room enjoys a dual aspect, with a large window to the front and patio doors to the rear framing fabulous views across the leafy banks of Lyne Water. Offering an excellent indoor-outdoor flow, the room is further enhanced by a centrally positioned fireplace. The breakfasting kitchen also enjoys an outlook to the rear and is fitted with an excellent range of wall and base units, complemented by contrasting worktops and splashbacks. Integrated appliances include a dishwasher and under-counter fridge, while a fabulous Cookmaster range cooker takes centre stage. The kitchen further benefits from space for a table and chairs, ideal for casual dining, along with a rear external door providing convenient access to the garden and an internal door leading directly into the garage. Semi-open to the kitchen is a useful utility room, fitted with matching units, a sink, and space with plumbing for a washing machine and tumble dryer. An additional external door provides access out to the side of the property. Accessible from both the hallway and sitting room, the dining room provides an elegant setting ideal for family gatherings and entertaining alike, while also enjoying the tremendous views to the rear. Completing the ground floor accommodation is a conveniently located guest WC positioned to the front of the property. Rising to the upper floor, a galleried landing provides access to all first-floor accommodation and features two useful storage cupboards. The principal bedroom is generously proportioned and enjoys a front-facing outlook, fitted wardrobes, and a modern private en-suite shower room. There are three further well-proportioned double bedrooms, one positioned to the front and two enjoying rear-facing views, all benefitting from fitted wardrobes. Completing the accommodation of this wonderful family home is the bathroom, fitted with a WC, wash hand basin, panelled bath, and a rear-facing opaque window.

OUTSIDE:

Externally, the charm continues with the property enjoying fantastic low-maintenance private garden grounds to the front, sides, and rear. To the front, a decorative red chip driveway provides excellent off-street parking and leads to the double integral garage, which benefits from both power and light. A lush green lawn extends from the front and wraps gracefully around to the rear, where a more expansive garden unfolds, beautifully framed by mature planted borders, showcasing an exceptional variety of established shrubs, plants, and seasonal greenery, together with a greenhouse, ideal for those with a passion for gardening. The rear garden flows seamlessly down to the banks of the Lyne Water, creating an especially peaceful and private outdoor retreat. This idyllic setting is perfectly suited to morning coffee, relaxed afternoon aperitifs, as well as elegant alfresco entertaining during the warmer summer months. The whole space is further enhanced by a stunning backdrop of tree-lined hillside views, accompanied by the gentle, soothing sounds of the flowing water, creating a truly picturesque environment.

LOCATION:

The village of West Linton is a highly regarded conservation village, renowned for its strong sense of community and attractive rural setting. It offers an excellent range of day-to-day amenities, including a grocery store, post office, pharmacy, health centre, and a well-regarded nursery and primary school. Further amenities include a traditional pub hotel, independent shops, and tea rooms, as well as a hair and beauty salon. More extensive facilities, including secondary schooling, are available in both Biggar and Peebles, each within easy reach. A wide variety of leisure pursuits can be enjoyed in the surrounding area, including fishing, tennis courts, a bowling green, horse riding, and several golf courses. The property is situated approximately twelve miles south of the Edinburgh city bypass via the A702, providing convenient access to the M74 and routes to the south.

OFFERS:

All offers must be submitted to the Selling Agents in Scottish legal form, either by email to mail@jbmestateagents.co.uk or in writing to JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. The seller reserves the absolute discretion to accept or reject any offer received and is under no obligation to accept the highest or any offer. By law, all offers received will be intimated to the seller as soon as reasonably possible until formal conclusion of missives has taken place, unless the seller has provided specific written instructions not to pass on certain offers. Notwithstanding the receipt of an acceptable written offer, until missives are concluded, the seller and the Selling Agents reserve the right to continue marketing or re-market the property and to resume or conduct further viewings, particularly in the event of any delay by the purchaser in progressing the transaction. The purchaser or their solicitor will be notified in writing should the seller subsequently decide to place the property back on the market.





SERVICES:

Mains water and drainage. Mains electricity. Oil-fired central heating. Timber framed double glazed windows. Telephone and broadband connection.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, blinds, and curtains throughout, and both integrated and free-standing kitchen appliances will be included in the sale of the property.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes, this property has been assessed as band category G. Amount payable for the financial year 2026/2027 - £4,256.80. The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

VIEWING ARRANGEMENTS:

Viewings of this property are strictly by appointment. For more information or to arrange an appointment, please contact JBM Estate Agents on 01721 540170.

HOME REPORT:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us to request a copy.

EPC RATING:

The Energy Efficiency Rating for this property is D (61) with potential C (70).

CLOSING DATE:

A closing date may be fixed, however, there is no requirement for the seller to fix a closing date when more than one interest is noted. JBM Estate Agents is entitled to accept their client's instructions to accept an incoming offer without having a closing date and without giving other parties who may have noted interest an opportunity to offer. Prospective purchasers who have notified their interest through their lawyers to JBM Estate Agents, in writing, will be advised of a closing date if set, unless the property has been sold previously.

IMPORTANT NOTE:

While we believe the information provided to be accurate, it is not guaranteed. All areas, measurements, and distances are approximate. The descriptions, photographs, and floorplans are intended for guidance only and are not necessarily comprehensive. It should not be assumed that the property remains exactly as photographed. Any error, omission, or misstatement shall not annul the sale, entitle any party to compensation, nor provide grounds for legal action. JBM Estate Agents have not tested any services, equipment, or facilities. Prospective purchasers are advised to satisfy themselves by inspection or otherwise and to seek their own professional advice. All descriptions and references to the property's condition are made in good faith. While every effort is made to ensure accuracy, please contact us to confirm any details of particular importance to you, especially if you are planning to travel a considerable distance.

ANTI-MONEY LAUNDERING REGULATIONS:

JBM Estate Agents is a regulated estate agency business and is subject to the Money Laundering Regulations 2017, the Criminal Finances Act 2017, the Proceeds of Crime Act 2002 (POCA), the Economic Crime (Transparency and Enforcement) Act 2022, and other relevant legislation. We are required to comply with the guidelines set out by the regulator for the estate agency sector, HM Revenue & Customs (HMRC). In accordance with these requirements, we are legally obliged to carry out identity and source-of-funds checks on all property buyers. These checks are completed through an independent third-party verification provider and must be successfully concluded before an offer can be formally accepted or a property marked as "under offer." All buyers are required to complete third-party AML verification, for which a non-refundable fee of £20 plus VAT (£24 in total) per individual applies. All information is handled securely and in accordance with current data protection legislation. JBM Estate Agents is registered for AML supervision with HMRC under registration number XBML00000125848, and we are legally required to report any evidence or suspicion of money laundering to the relevant authorities without notification.

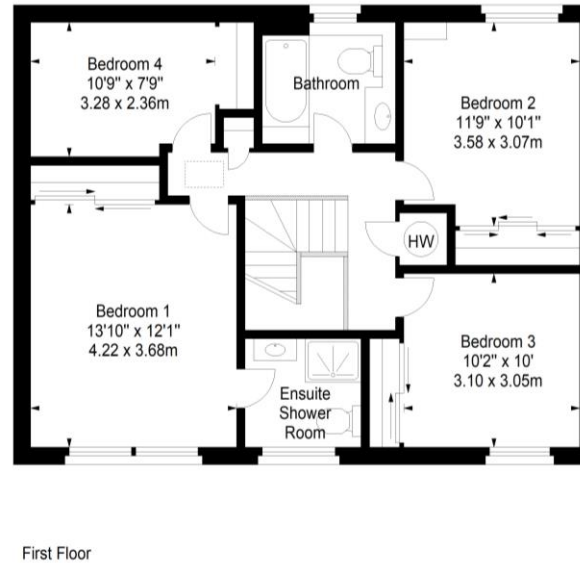
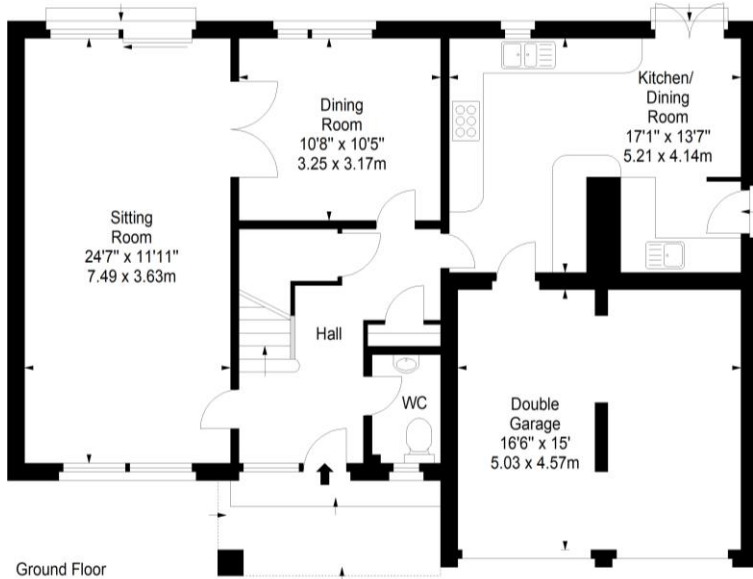
Particulars prepared May 2026.



Lyne Park,
West Linton,
Scottish Borders, EH46 7HP



Approx. Gross Internal Area
1614 Sq Ft - 149.94 Sq M
Double Garage
Approx. Gross Internal Area
249 Sq Ft - 23.13 Sq M
For identification only. Not to scale.
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Please note: A. As these particulars have been prepared solely for the guidance of prospective purchasers, they can never constitute part of any offer or contract. B. Any measurements are taken at the widest point in each room where practical by way of mechanical or electronic devices, and no warranty is given as to the accuracy of any such measurements. C. Whilst every reasonable effort has been made to verify any statement description or other comment within these particulars, any purchasers must make their own enquiries and satisfy themselves. D. The seller will not be bound to accept the highest or indeed any other offer for the property at a closing date. E. The receipt or intimation of a note of interest by any third party will not oblige the vendor to fix a closing date. The decision to fix a closing date, or whether to accept any offer at a closing date or otherwise, remains in the sole discretion of the vendor.



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