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4 ALICE HAMILTON COURT

WEST LINTON, SCOTTISH BORDERS EH46 7JJ



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WELCOME TO

4 ALICE HAMILTON COURT

Welcome to a stunning four-bedroom detached house that combines contemporary design with exceptional comfort. Forming part of an exclusive modern development, this impressive home offers an abundance of space, incorporating stylish interiors that include a state-of-the-art kitchen and four washrooms. It further boasts ample private parking, a family-friendly garden, and an idyllic location on the rural edge of West Linton village.

Inside, a bright vestibule and hall offer a wonderful introduction, as well as generous storage and a WC.



FEATURES

- A stunning detached house with stylish interiors
- Part of an exclusive development in West Linton
- Bright vestibule and hall with storage and a WC
- Spacious living room with a log-burning stove
- Versatile study/gym/sitting room
- Open-plan family room with garden access
- Ultra-modern breakfasting kitchen/dining room
- Separate utility room for discreet laundry
- Large principal suite with a walk-in wardrobe
- Three further double bedrooms with built-in wardrobes
- Two contemporary en-suite shower rooms
- Stylish family bathroom with overhead shower
- Landscaped gardens to the front and rear
- Multi-car driveway and large integral garage
- Air source heat pump, underfloor heating, and double glazing

SPACIOUS LIVING ROOM

In the living room, a chic accent wall stands out against a neutral backdrop and hardwood floor, creating an instantly inviting aesthetic. Oversized windows allow plenty of sunlight to stream in, whilst a spacious footprint accommodates comfy furnishings. A log-burning stove adds the final touch, providing a cosy focal point. Furthermore, there is a versatile study/gym/sitting room that is perfect for creative use.





The breakfasting kitchen/dining room and open-plan family room is the sociable heart of the home, providing neatly zoned areas for cooking, dining, and unwinding – all beautifully presented in keeping with the home's exceptional standards. Fitted with a breakfast bar and laid with porcelain tiles, the kitchen has an ultra-modern design with handle-less cabinets and luxurious stone composite worktops. It is a food lover's dream, with abundant storage and high-end integrated appliances (induction hob, slimline extractor, fan oven, microwave/grill, fridge/freezer, and dishwasher).





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*A NEIGHBOURING UTILITY ROOM
HAS REAR GARDEN ACCESS,
ALONG WITH THE FAMILY ROOM*





LARGE PRINCIPAL SUITE WITH A WALK-IN
WARDROBE AND AN EN-SUITE SHOWER ROOM



THREE FURTHER DOUBLE BEDROOMS

WITH BUILT-IN WARDROBES

The four doubles bedrooms are on the first floor, off a galleried landing with attic access. Each room is designed with comfort in mind, enjoying modern décor and snug carpeting. The principal bedroom further boasts a walk-in wardrobe and, like the second bedroom, its own contemporary en-suite shower room. Bedrooms two, three, and four also have built-in wardrobes ensuring excellent storage.

A stylish family bathroom finishes the home, equipped with a three-piece suite and overhead shower. Optimal comfort is assured via an air source heat pump, underfloor heating throughout the ground floor, and double glazing.





*STYLISH FAMILY
BATHROOM WITH
OVERHEAD SHOWER*



Outside, the property has a neat front garden and a landscaped rear garden, which is fully enclosed and laid with a patio and manicured lawn. There is also a multi-car driveway and a large integral garage with access to the utility room.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.



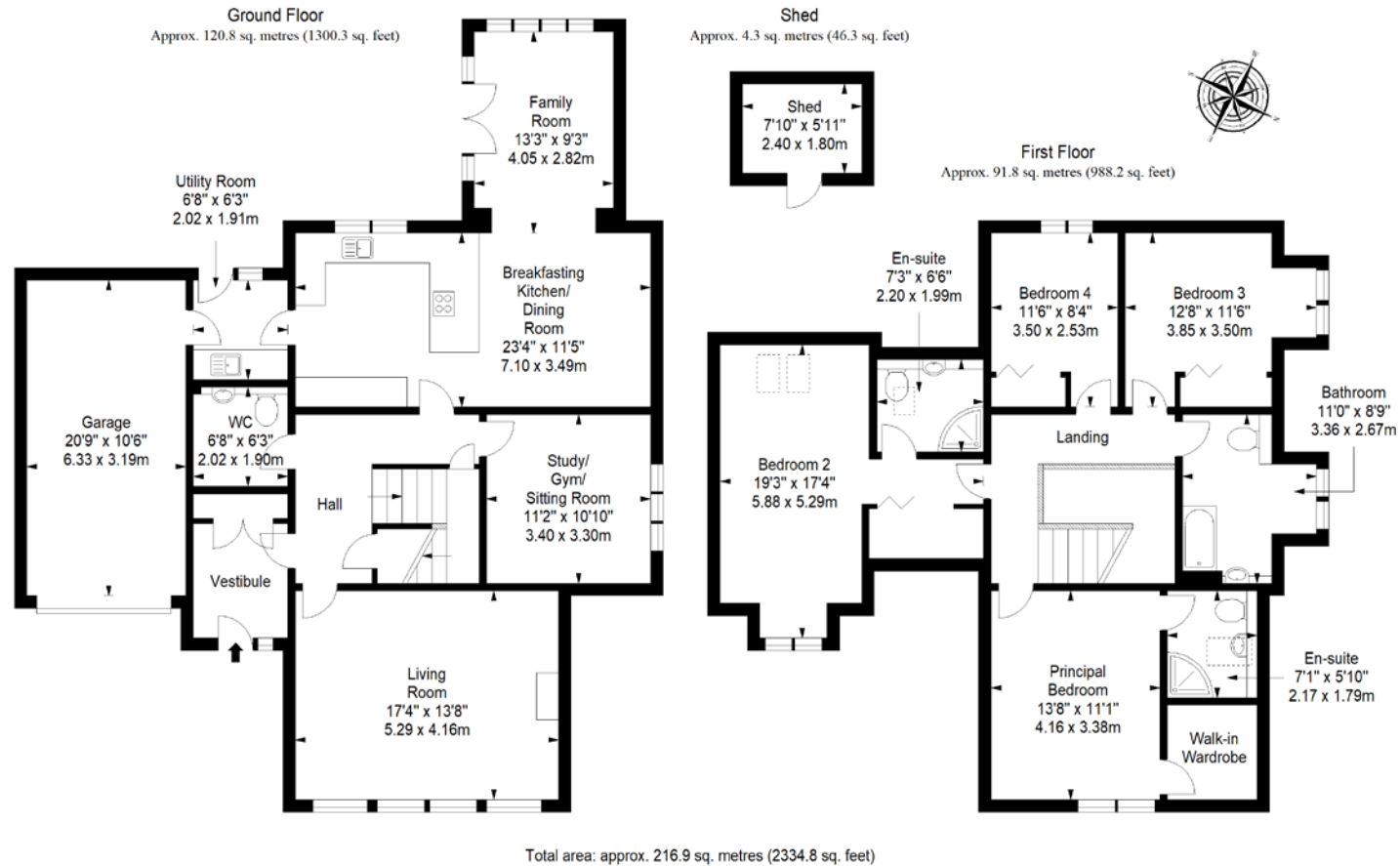


THE AREA

WEST LINTON

Situated in an area of outstanding natural beauty at the foot of the Pentland Hills, 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 restaurant. The village also has a nursery and a state-of-the-art primary school (very close to the property), with secondary education in Peebles. There is also wraparound childcare available. For more extensive shopping, Biggar, Peebles and Edinburgh are all within easy reach. The area also enjoys fantastic social activities including a writer's group, West Linton Tennis Club, a bowling club, a football club, and the West Linton Horticultural Society, while a range of centres and halls are available for public hire for social activities and meetings. There are various outdoor activities on offer, including: breath-taking country walks (from beginners to advanced), cycling paths over the hills and through the woods, horse-riding at the Kailzie Equestrian Centre, as well as 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 providing activities including shooting and archery, amongst 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. The village is conveniently situated on the A702, providing easy access to the City Bypass, the airport, and wider central road network for commuting.

FLOORPLAN



Property Office:

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

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