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6 WEST LYNN GROVE

WEST LINTON, SCOTTISH BORDERS EH46 7HX



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WELCOME TO

6 WEST LYNN GROVE

Centrally located within the village and just minutes from the local Primary School, this lovely five-bedroom detached house enjoys a quiet cul-de-sac setting and offers superb comfort and functionality for families. Multiple bath/shower rooms and a choice of spaces provide flexibility for relaxation, dining, and home working. A driveway and garage provide ample private parking, whilst the gardens benefit from a sunny rear aspect with excellent privacy. The property is also ideally positioned for commuting, with Edinburgh less than 40 minutes away.



THE HIGHLIGHTS

- Lovely spacious detached house in peaceful, yet central village setting close amenities
- Bright and versatile family-friendly interiors
- Spacious and practical porch with sunny aspect looking onto private garden
- Elegant living room
- Open-plan breakfasting kitchen and dining room, with adjoining sun room
- Ground-floor principal suite with fitted wardrobe and en-suite wet room
- Three further bedrooms with storage over two levels
- Quiet first-floor study/fifth bedroom
- Ground-floor bathroom and first-floor shower room
- Secluded sun trap patio with terraced garden to the rear
- Large private driveway and attached single garage
- Gas central heating and double glazing





TAKE A LOOK AROUND

A glazed porch leads into the light and airy entrance hall, which features storage and an inviting open flow into the living room – a bright, elegantly styled sitting area with soft carpeting. Neighbouring the living room is an open-plan breakfasting kitchen and dining room, a fantastic social hub that extends onto the garden via a spacious, southwest-facing sun room with multi-aspect windows framing private garden views. The bright, modern kitchen is appointed with tasteful wood-toned cabinetry, generous illuminated workspace, and a casual seating peninsula. It comes equipped with an integrated electric hob and double wall oven, along with an under-counter washing machine, freezer, and fridge.

BEDROOMS & BATHROOMS

Four of the five bedrooms are bright and comfortable carpeted sleeping areas, with four benefiting from fitted wardrobes, while the fifth offers versatile use as a study. Two bedrooms are conveniently positioned on the ground floor, including the principal bedroom with an en-suite wet room featuring a towel radiator and wall-mounted vanity storage. This suite is equally well suited to guests or live-in elderly relatives. A bright, attractively tiled modern bathroom with a shower over the bath completes the ground floor, while the remaining two bedrooms are spacious doubles, located on the first floor off a landing and served by a shower room. Also on this level is a study for quiet home working or hobbies, or the space could be used for a nursery, storage or a small bedroom. Skylights throughout the upper level provide excellent natural light.



THE DETAILS

Extras: The sale includes all fitted flooring, window coverings, light fittings, and appliances.





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GROUND-FLOOR
BATHROOM AND
FIRST-FLOOR SHOWER ROOM





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6 WEST LYNN GROVE

TOUR THE GROUNDS

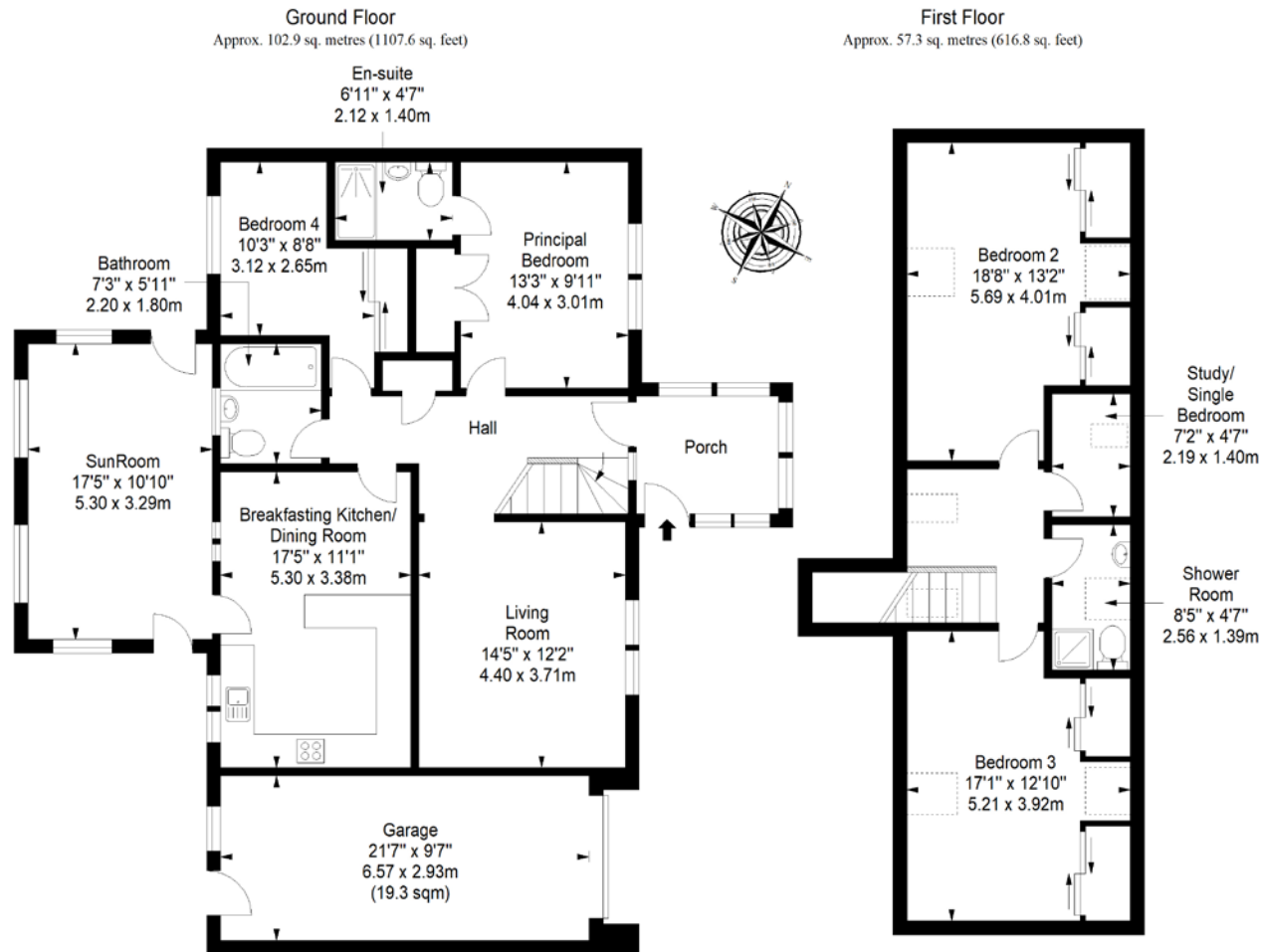
Outside, the property sits with a front lawn and spacious driveway, bordered by leafy greenery. To the rear, the southwest-facing garden has a secluded and spacious patio with a terraced garden. A multi-vehicle driveway provides access to the attached single garage, ensuring plentiful parking for family and guests.

TELL US ABOUT

WEST LINTON, SCOTTISH BORDERS

The historic and sought-after village of West Linton enjoys a picturesque setting at the foot of the Pentland Hills, surrounded by rolling countryside, reservoirs, equestrian facilities, and scenic walking and cycling routes. Despite its rural feel, it lies only 17 miles from central Edinburgh and around a 15-minute drive from the Edinburgh Bypass, offering excellent commuting options. The village benefits from a good range of local amenities, to which this property is very close, including shops, a Co-op, health centre, pharmacy, Post Office, the historic Tollhouse Tea Room, The Gordon Arms Hotel, and two churches. There is also a state-of-the-art primary school, nursery, and wraparound childcare, with secondary schooling in Peebles. More extensive shopping can be found in Biggar, Peebles, and Edinburgh. West Linton has a thriving community, with a writer's group, tennis, bowling and football clubs, the West Linton Horticultural Society, and various halls and centres for local activities. Outdoor pursuits include walking, cycling, horse riding at Kailzie Equestrian Centre, and two village greens beside the Lyne Water. West Linton Golf Club offers a championship course and social membership, while the nearby Don Coyote Outdoor Centre at Lamancha provides activities including shooting and archery. Each June, the village and surrounding community come together for the week-long Whipman Play common riding festival.

FLOORPLAN



Total area: approx. 160.2 sq. metres (1724.4 sq. feet)

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