



Rivendell

Main Street, West Linton, Scottish Borders EH46 7EE



Blackwood & Smith LLP
SOLICITORS AND ESTATE AGENTS





Property Summary

Set in the heart of the sought-after conservation village of West Linton, this main-door lower flat forms part of a handsome Victorian building and offers two bedrooms, a living room, a kitchen, a bathroom, and a separate WC. The flat offers an ideal home for first-time buyers, professionals, young families, downsizers, and rental investors alike, and it also gives its new owner an exciting blank canvas to put their own stamp on.

An entrance vestibule welcomes you inside and flows through to a hall which is openly adjoined to a living room. Here, a spacious footprint allows for various layouts of lounge furniture, with a fireplace nestling a rustic-style LPG gas stove creating a warming focal point. The living room is filled with natural light through dual-aspect windows, and it enjoys pared-back neutral décor and wood-styled flooring. The kitchen is conveniently connected to the living room and is fitted with wall and base cabinets, workspace, and splashback tiling, as well as integrated appliances comprising an oven, hob, and extractor fan. Provision is also made, and the kitchen features a characterful stained-glass internal window.

Features

- Main-door lower flat in West Linton
- Part of a handsome Victorian building
- Entrance vestibule and hall
- Dual-aspect living room with fireplace and gas stove
- Kitchen with characterful stained-glass window
- Two spacious double bedrooms with fitted storage
- En-suite four-piece bathroom
- Separate two-piece WC
- Unrestricted on-street parking
- Double-glazed windows
- EPC Rating - D





Main-door lower flat in West Linton, part of a handsome Victorian building with two spacious double bedrooms







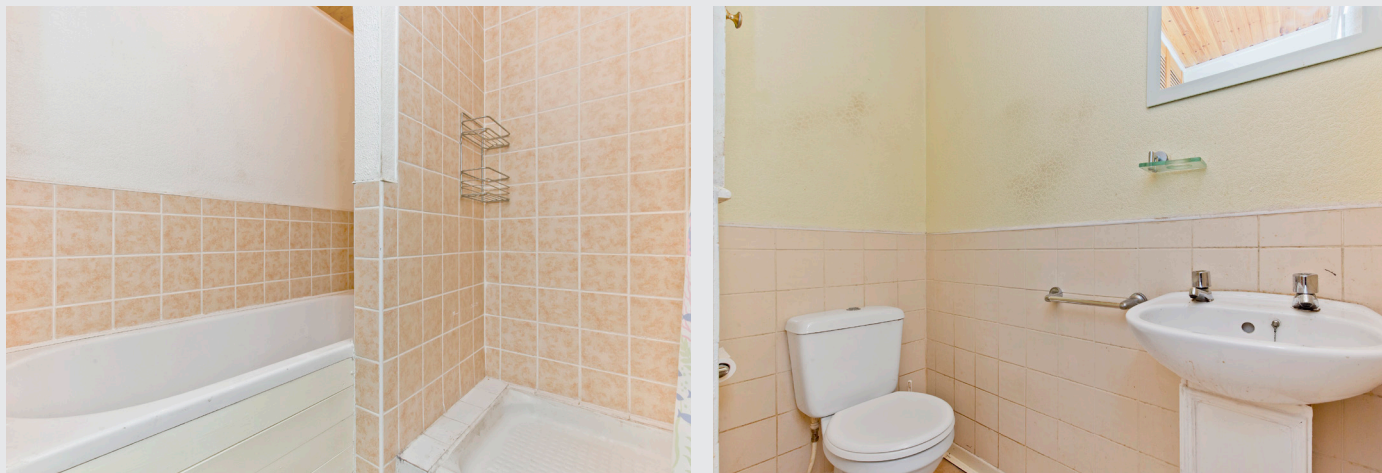
The flat offers two well-proportioned and neutrally decorated double bedrooms, both filled with natural light through large southerly facing windows. The bedrooms are both carpeted for optimum comfort underfoot and feature fitted storage, with the larger of the two also boasting an en-suite bathroom comprising a bathtub, a separate shower, a WC-suite, and handy storage. A separate two-piece WC completes the accommodation on offer. The windows are all double glazed.

Externally, the flat benefits from access to unrestricted on-street parking.

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

West Linton

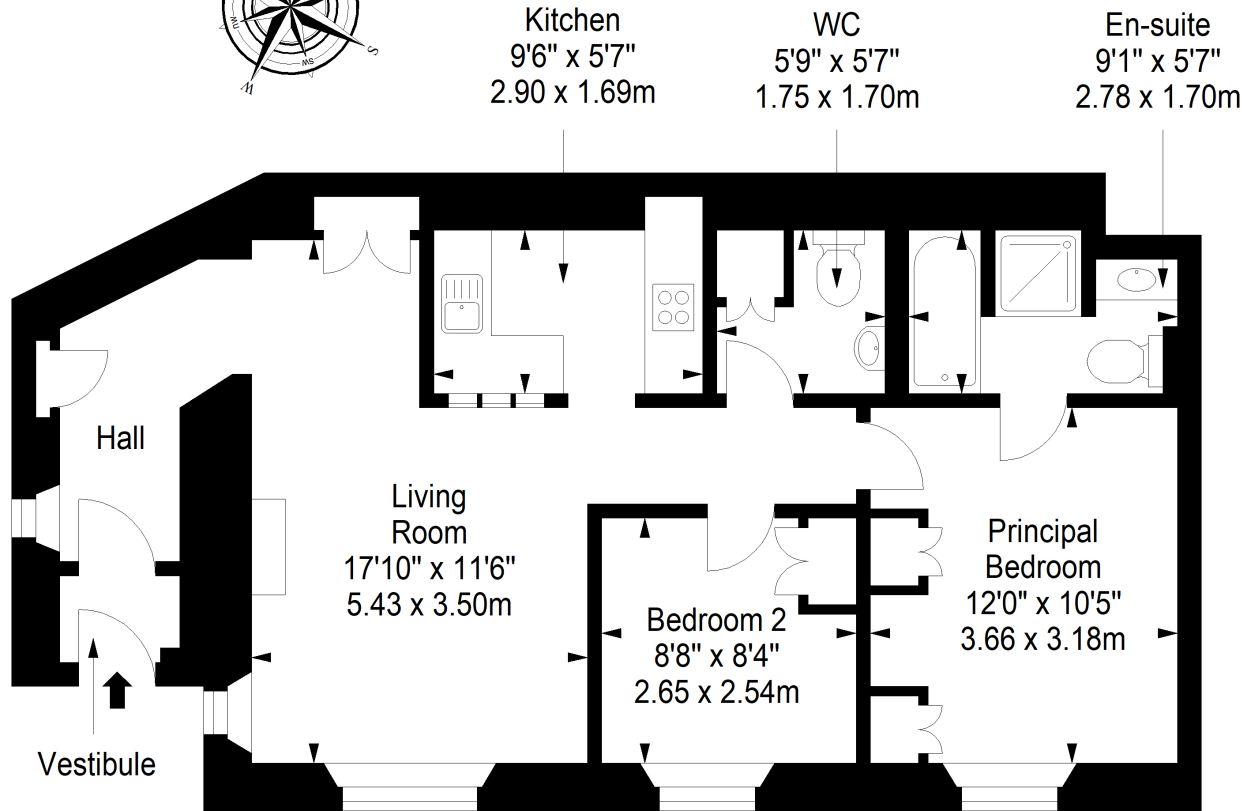
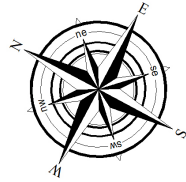
Situated in an area of outstanding natural beauty at the foot of the Pentland Hills, West Linton offers the best of rustic country living within easy reach of Edinburgh. Surrounded by rural farmlands and rolling countryside this picturesque village lies only 17 miles from the heart of the capital. It 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 Pyet restaurant and deli, and two churches, and 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 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

Ground Floor

Approx. 64.6 sq. metres (695.4 sq. feet)



Total area: approx. 64.6 sq. metres (695.4 sq. feet)

Property Department

15 Eastgate, Peebles, EH45 8AD

Tel: 01721 721515 | Email: property@blackwoodsmith.com | www.blackwoodsmith.com

Whilst care has been taken to prepare this brochure the text, photographs and plans contained within are for guidance only and are not to be treated as representations of fact. The terms do not form part of any offer or contract. The measurements are taken at the widest points and are approximate, the floor plan may not be drawn to scale. None of the systems or appliances have been tested and no warranty is given as to their order or condition. Prospective purchasers are advised to make their own investigations prior to making any offer for the property. Blackwood & Smith will not be responsible for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn



Blackwood & Smith LLP
SOLICITORS AND ESTATE AGENTS