

Redwood House West Linton



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A charming four-bedroom detached family home with light-filled accommodation and extensive grounds, including garden, large field with stables, benefitting from beautiful countryside views.

Redwood House is a delightful, well-presented home, set in a beautiful rural position on the edge of the popular village of West Linton. Built in 1998 by the current owners, the property sits within about 5.2 acres of beautiful grounds, while inside, the reception rooms and bedrooms welcome plenty of natural light and provide comfortable living and entertaining space.

The ground floor has three flexible reception rooms, including the generous, 23ft sitting room stretching from the front to the rear, with its bay window at the front welcoming plenty of natural light and garden views to the rear. Double doors connect the sitting room to the sunny conservatory with views across the garden. There is a formal dining room with wooden flooring and sliding glass doors opening to the rear patio, with the adjoining kitchen comprising of timber floor and wall units. There is a range cooker with 4-ring gas hob and 2 electric ovens, there is also a built-in dishwasher. There is space for a central island or a breakfast table, with the utility room also providing further space for home storage and appliances. Completing the ground floor is the family room with double floor to ceiling glazing.

A staircase rises from the welcoming reception hall with WC to the first-floor landing, off which there are four beautifully appointed double bedrooms, including the generous principal bedroom with its built-in wardrobes and en-suite bathroom with a jacuzzi bath, a WC and a washbasin. The three additional bedrooms also benefit from fitted storage and a family bathroom.

Outside
The property benefits from around 5.2 acres of beautiful grounds including lawns, border shrubs, hedgerows and trees at the rear. The long gravel driveway leads to the house and provides ample parking,



as well as access to the spacious double detached garage. There is a large field with field shelter, a hay barn, a stables block with 3 stables and a tack room supplied by electricity and water.

Location

Redwood house sits to the east of the popular village of West Linton. West Linton offers a strong range of local amenities, including a pharmacy, a Co-operative convenience store, a newsagent and the popular Gordon Arms pub, all within easy reach. The village also has a medical centre, and hosts the well-loved annual Whipman Play festival, along with a monthly farmers' market.

The recently built primary school and nursery serve younger children locally, while secondary schooling is available at Peebles High School, with transport provided. A selection of highly regarded private schools in Edinburgh are also easily accessible.

For sporting pursuits, there is a golf course, a bowling green, tennis courts and a range of outdoor activities such as cycling, hill walking and horse riding in the stunning local countryside.

Despite its rural setting, the village benefits from excellent connectivity via the A702, with regular bus services to Edinburgh, Peebles, Biggar, and Dumfries & Galloway. Nearby Penicuik and Straiton Retail Park offer extensive shopping, while Edinburgh provides a full range of city amenities. The City Bypass and Edinburgh Airport ensure convenient regional and international travel.

General

Postcode region: EH46.
Local Authority: Scottish Borders.
Council Tax: Band G.
EPC Rating: Band C.
Services: Mains water, private drainage, oil-fired boiler central heating. LPG gas cylinders supply the kitchen cooker gas hobs.
Mobile and Broadband: <https://checker.ofcom.org.uk/en-gb/>
Fixtures and Fittings: All items in the Particulars of Sale are included in the sale price.
Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.



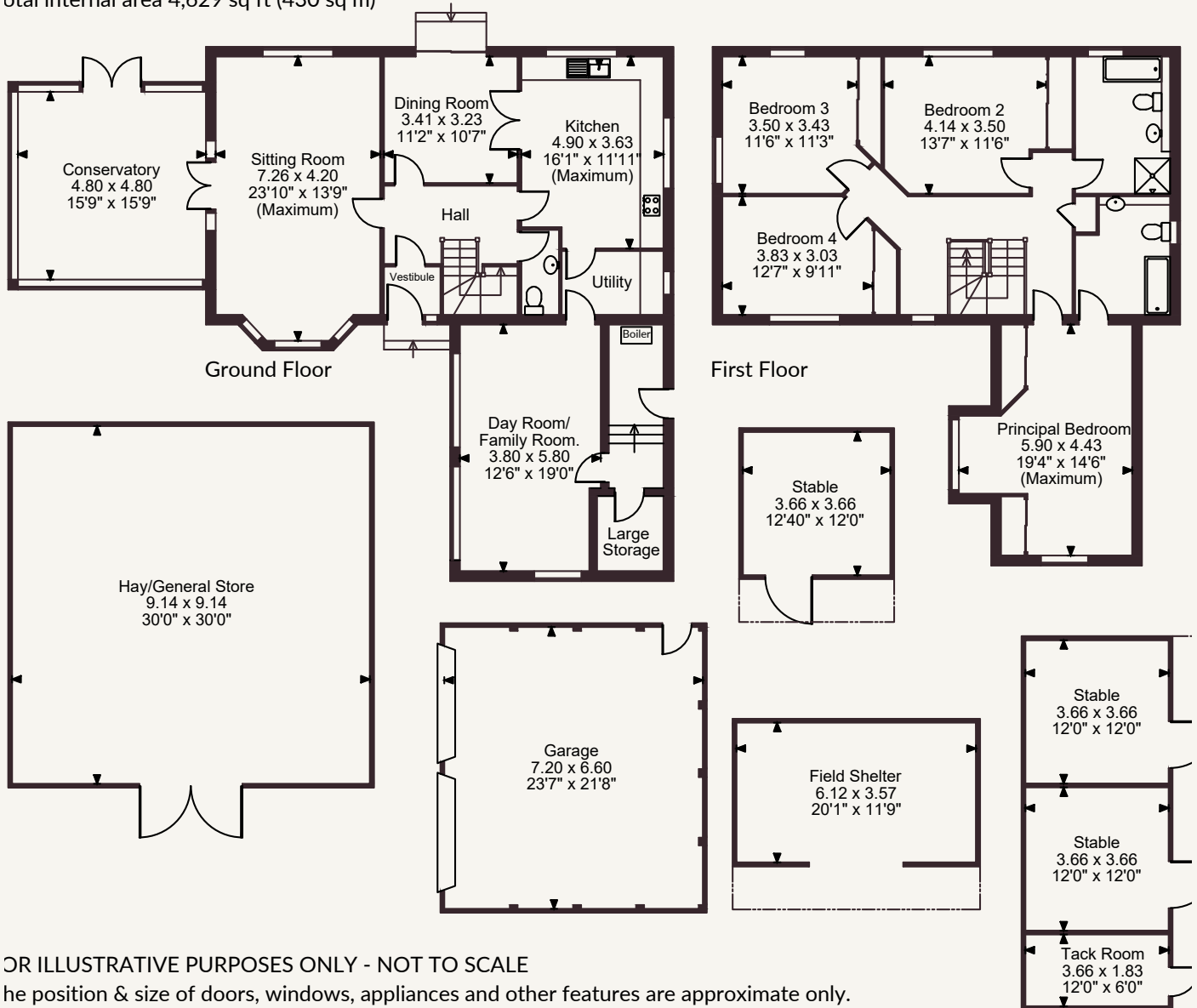
**2,114 sq ft (196 sq m).
4 bedroom family house.
About 5.2 acres with land and stables.**

**On the edge of West Linton village.
Easy access to Edinburgh city.**

Freehold | West Linton

Offers Over £650,000

edwood House, Deanfoot Road, West Linton
 Main House internal area 2,114 sq ft (196 sq m)
 Garage and Family Room internal area 865 sq ft (80 sq m)
 Outbuildings internal area 751 sq ft (70 sq m)
 Hay/General Store internal area 899 sq ft (84 sq m)
 Total internal area 4,629 sq ft (430 sq m)



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