

2 Alice Hamilton Court

WEST LINTON, EH46 7JJ



*THREE-BEDROOM, DETACHED HOUSE IN THE
BORDERS VILLAGE OF WEST LINTON*



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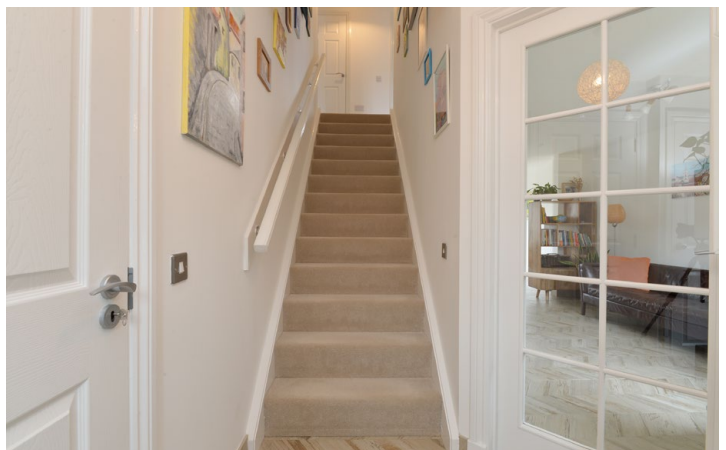


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McEwan Fraser is delighted to present this superb, three-bedroom, detached house which was built in 2017 and forms part of a sought-after modern development by Springfield Homes. Over the intervening years, the current owners have upgraded the property beyond the builder's original specification and the property is presented to the market in superb internal order. Alongside three well proportioned double bedrooms, there is a generous lounge that opens into a dining kitchen, en-suite shower room to master, family bathroom, utility room, cloakroom, integral garage, two car driveway and landscaped private gardens.



In more detail, the entrance hall affords access to the integral garage and lounge and features carpeted stairs to the first-floor landing. The first thing that catches your eye is a stunning tiled floor that extends through the lounge and kitchen. This stylish flooring covers an upgraded under-floor heating system that runs throughout the ground floor.

The lounge itself enjoys excellent levels of natural light from a large picture window. There is ample floor space for different furniture arrangements which will give the new owner plenty of flexibility to create their ideal entertaining space.







The lounge flows straight through into the dining kitchen where French doors open onto the rear garden from the dining area and secondary access is provided from an adjoining utility room. The kitchen includes a full range of base and wall-mounted units with Smeg integrated appliances including a hob, double oven, fridge freezer and dishwasher. A free-standing washing machine is available in the utility room with matching contemporary units and another stainless-steel sink. With access to a large storage cupboard and set off the utility room, the WC is fitted with a two-piece suite, ladder radiator and includes a side-aspect window.



On the first floor, ample storage is provided via two store cupboards on the landing and fitted wardrobes in all three bedrooms. The master bedroom, set to the front, features a modern ensuite shower room with a side-aspect window, whilst the bedroom itself includes carpeted flooring, a pendant light fitting and ample space for bedroom furniture. Bedrooms two and three, set to both aspects, are similarly finished. The family bathroom has a contemporary suite with a mains shower over bath, stylish tiling and ladder radiator.

The property runs on an electric boiler reducing the dependence on fossil fuels. This is a superb property and viewing is strongly recommended.

Bedroom 1





Bedroom 2





Bedroom 3



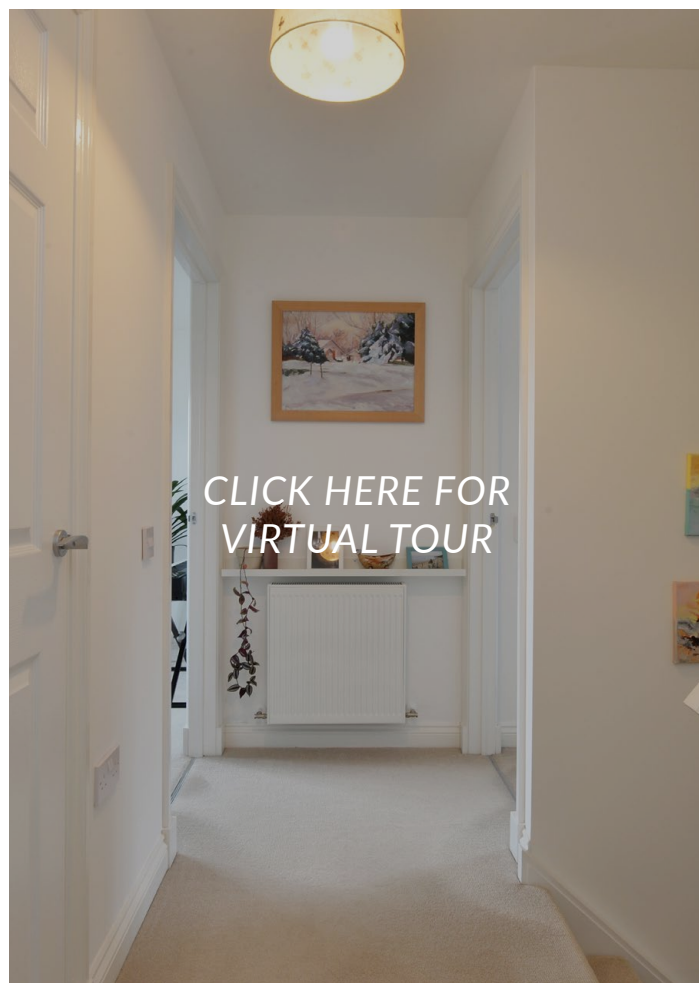


Approximate Dimensions
(Taken from the widest point)

Lounge	5.00m (16'5") x 3.16m (10'4")
Kitchen/Diner	5.30m (17'5") x 2.65m (8'8")
Utility	2.65m (8'8") x 1.68m (5'6")
WC	2.64m (8'8") x 1.13m (3'8")
Garage	5.01m (16'5") x 2.46m (8'1")
Bedroom 1	3.92m (12'10") x 3.17m (10'5")
Bedroom 2	5.22m (17'2") x 2.60m (8'6")
Bedroom 3	3.71m (12'2") x 2.56m (8'5")
Bathroom	2.60m (8'6") x 2.56m (8'5")
En-suite	2.05m (6'9") x 1.38m (4'6")

Gross internal floor area (m²): 104m²

EPC Rating: C



The Garden





The property is located in West Linton, a historic conservation village found nestled at the foot of the Pentland Hills. The village itself offers excellent local amenities including a small Co-op, health centre, bank, Post Office, public house, a well-regarded Bistro Restaurant, local shops and a highly reputed primary school and nursery school, all of which contribute to an enviable and attractive village lifestyle.

The town of Peebles is approximately 14 miles away and offers secondary schooling as well as a bustling high street with a broad range of amenities including a library, museum, leisure centre and the well-known Peebles Hydro Hotel. The area provides an abundance of country sports including hill walking, salmon fishing on the River Tweed, shooting, bowling, tennis, pony trekking and a good selection of golf courses nearby. Penicuik and Biggar are also within easy reach. Furthermore, the Straiton Retail Park is easily accessible, providing larger High Street stores, together with a Sainsbury's supermarket, M & S food store, and Ikea. West Linton offers ease of access to the M74 connecting to the M6 and Motorways south and both Edinburgh City Centre, and the Edinburgh International Airport are approximately 30 minutes away by car.

The Location

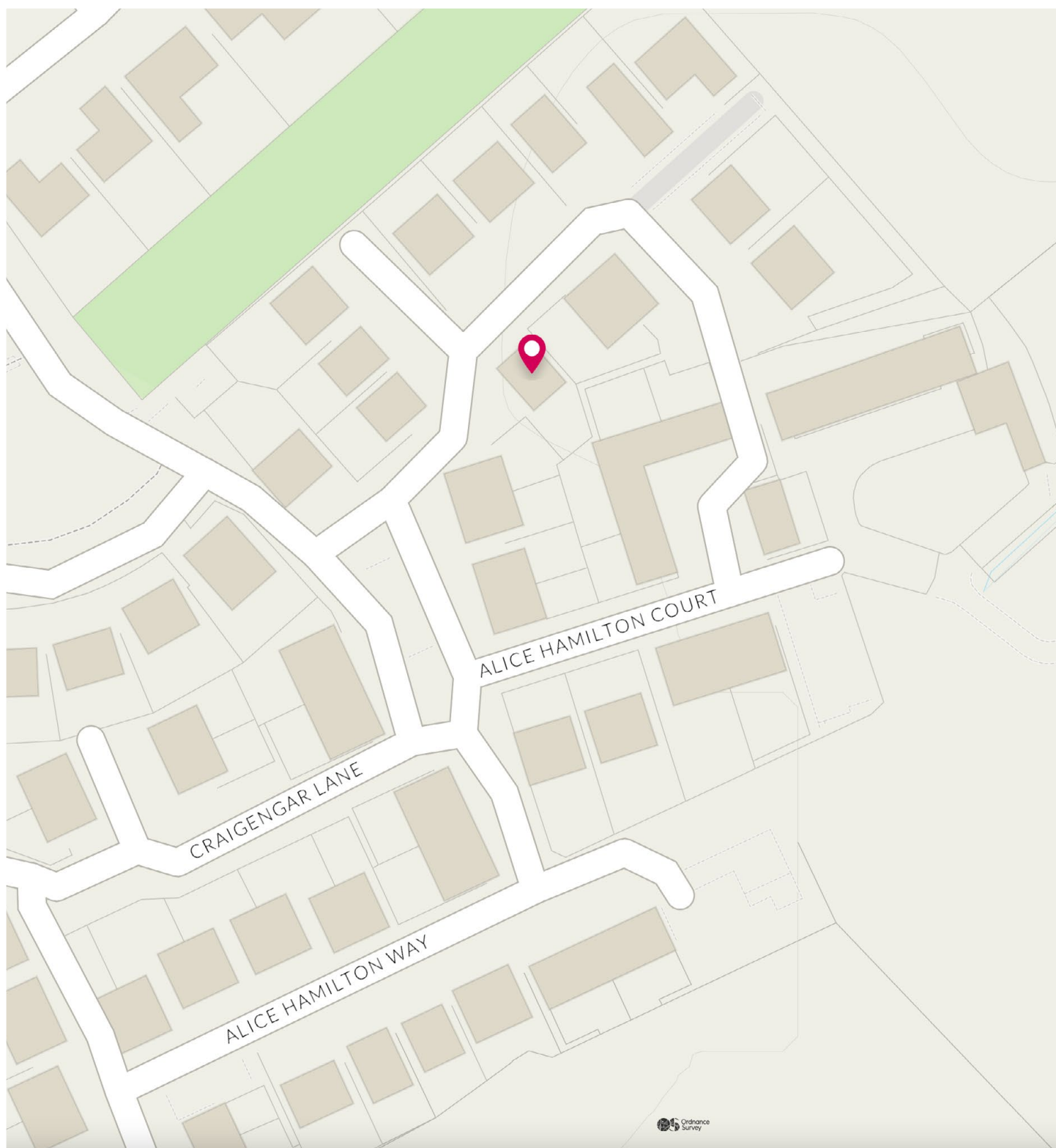


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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