

Liberty Cottage

MAIN STREET, WEST LINTON, BORDERS, EH46 7EA



CHARMING COTTAGE
IN THE HEART OF WEST LINTON



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McEwan Fraser is delighted to present this charming cottage in the heart of West Linton. This beautifully presented property has 3 bedrooms, 2 public rooms, 3 bathrooms and a generous south-facing garden. The property offers a buyer a lot of flexibility on how the accommodation could be used with the possibility of an annex for guests or teenagers if wished. The accommodation comprises the following on the ground floor: lounge, kitchen, family bathroom, master bedroom with en-suite, a second double bedroom, and dining room (which could be another bedroom or sitting room). Climbing the stairs leads to a third double bedroom with an en-suite shower room. A new boiler was fitted in 2021 and there is a fully floored attic storage space as well as abundant cabinet storage under the windows throughout. To the rear, there is a delightful sunny, private garden which can be accessed from the kitchen and a pathway to the rear.

Entering from the front there is a nice peek from the hallway through the kitchen to the lovely rear garden. Slate tiles give a nice flow through to the kitchen which is fitted with wall and base units and has ample space for appliances and a small table and chairs. There is also access from the kitchen through to what is currently used as the dining room with this part of the property offering great flexibility in how it may be used having the third double bedroom with en-suite positioned above.





Dining Room





The internal accommodation is focused on a beautiful living room that boasts huge levels of natural light, wooden flooring, built-in bookshelves, and an imposing multi-fuel stove which creates a natural focal point.





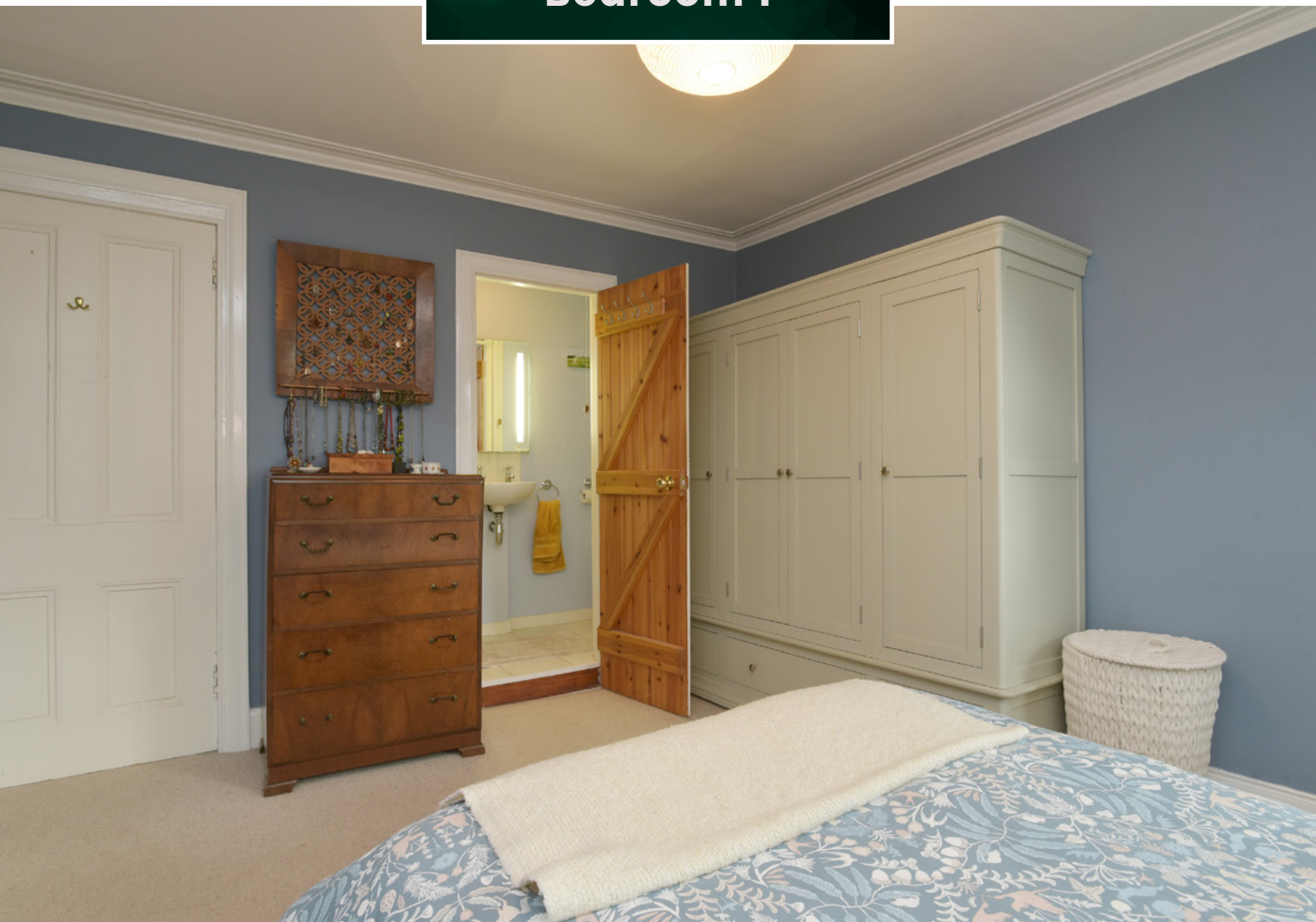


The hallway from here leads through to the beautifully presented family bathroom, the second double bedroom and the spacious master bedroom which has an en-suite shower room.





Bedroom 1





Bedroom 2



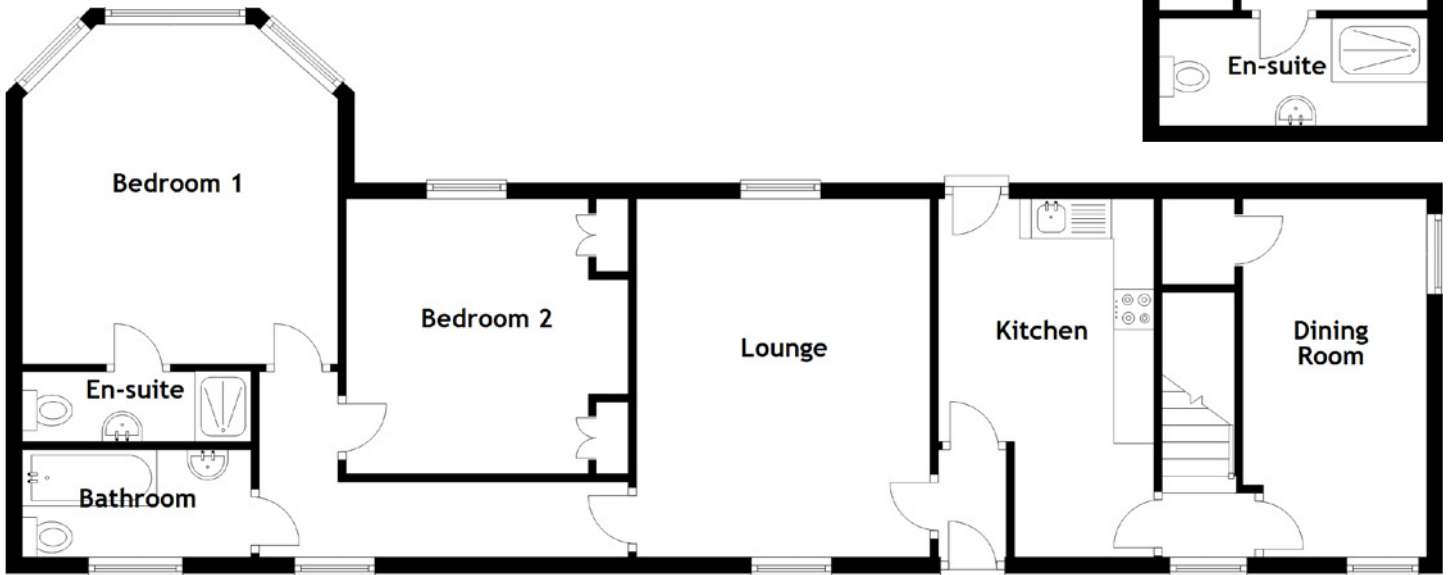
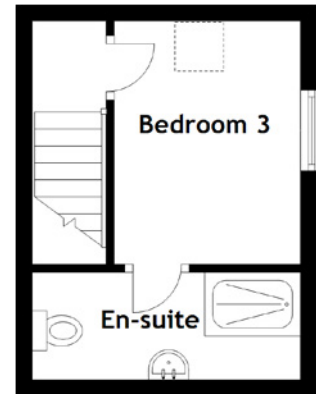


Bedroom 3





BEDROOM 3 EN-SUITE



Approximate Dimensions

(Taken from the widest point)

Lounge	4.47m (14'8") x 3.66m (12')	Bathroom	2.85m (9'4") x 1.34m (4'5")
Dining Room	4.47m (14'8") x 2.30m (7'6")	Bedroom 3	3.03m (9'11") x 2.38m (7'10")
Kitchen	4.53m (14'10") x 2.69m (8'10")	En-suite	3.19m (10'5") x 1.39m (4'7")
Bedroom 1	3.94m (12'11") x 3.77m (12'4")	Gross internal floor area (m ²): 105m ²	
En-suite	2.85m (9'4") x 0.87m (2'10")	EPC Rating: G	
Bedroom 2	3.52m (11'7") x 3.43m (11'3")		

The garden is a great asset to the property and is a superb addition having such a private and sunny position in the centre of the village. Very much a working garden, there is a large patio area for entertaining, fruit trees, bedding areas, a timber shed, a log store and a brick storage shed.

This is a charming period property and viewing is essential to fully appreciate the unique setting.





The property is located in the heart of West Linton, a historic conservation village found nestled at the foot of the Pentland Hills. 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.

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: breathtaking country walks, 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 village is conveniently situated on the A702, providing easy access to the City Bypass, the airport, and wider central road network for commuting.

The Location

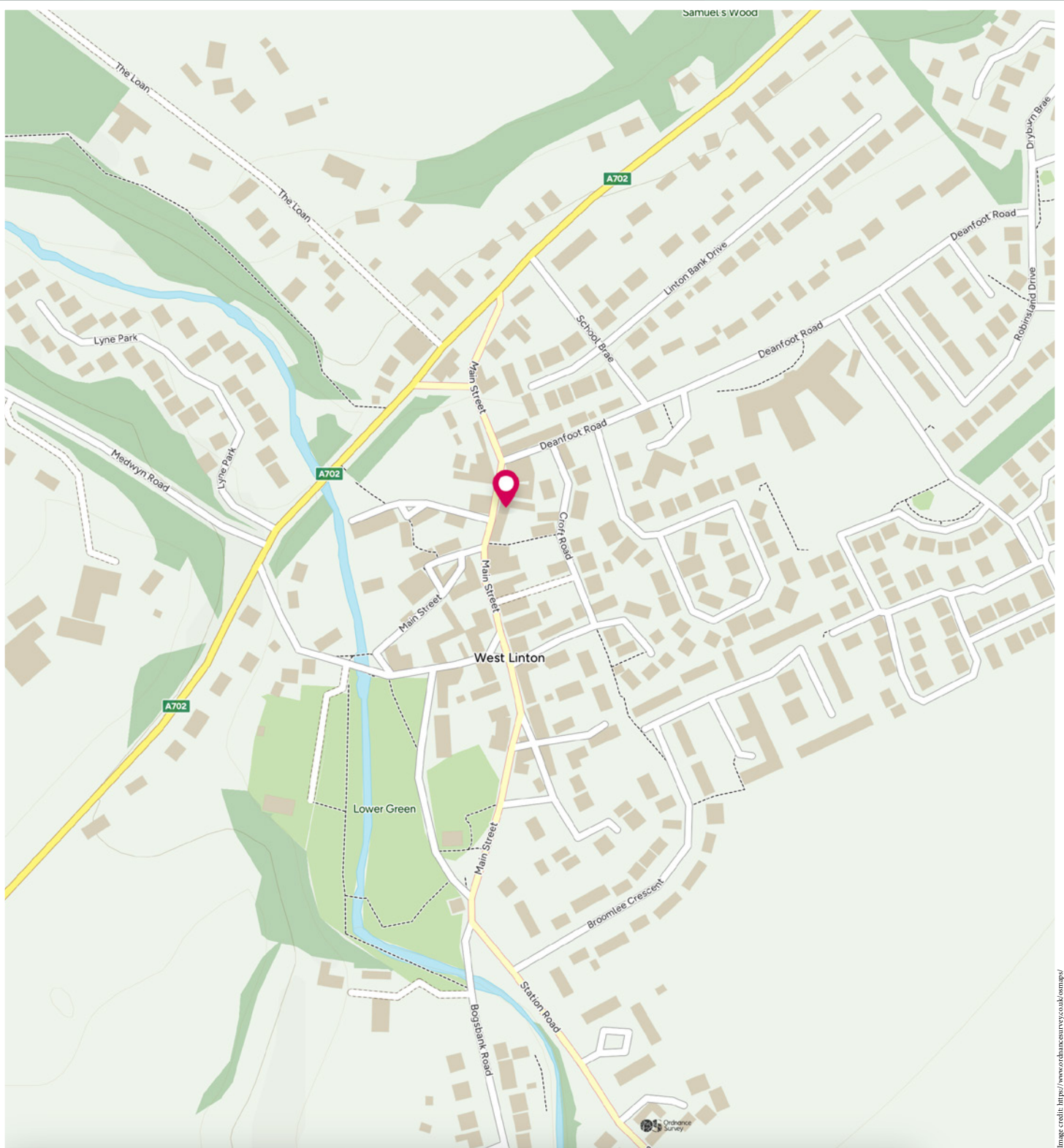


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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