

Tocher Knowe

ROMAN ROAD, WEST LINTON, SCOTTISH BORDERS, EH46 7HB



5/6 bed detached house in West Linton offers substantial accommodation and comes with approximately six acres of ground



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McEwan Fraser is absolutely delighted to present this 5/6 bed detached house in West Linton. The property offers substantial accommodation and comes with approximately six acres of ground making it an ideal equestrian property. The property and grounds enjoy superb panoramic views over the surrounding countryside.

THE LOUNGE



The house itself is arranged around a T-shaped central hallway. The main lounge is to your left as you enter. Enjoying a triple aspect and panoramic views over the grounds and surrounding countryside, the lounge is naturally bright and enjoys tremendous floor space which will give a new owner ample flexibility to create their ideal entertaining space. French doors from the lounge open onto a rear patio and intimate garden.



THE KITCHEN/DINER



Moving along the hall, you come to an extensive kitchen with an attached dining room. The kitchen comprises a full range of base and wall-mounted units which have been arranged around a Rangemaster cooker and further freestanding appliances. The attached dining area has ample space for a large table and seating which would help create a wonderful family kitchen.







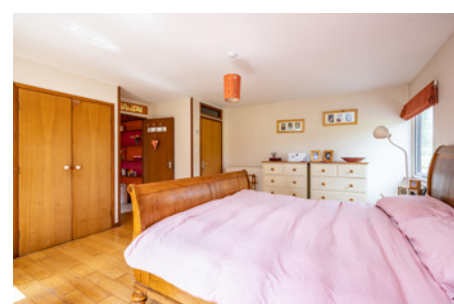
Moving further along the hall, you will find further flexible living space with an en-suite master bedroom, up to five further bedrooms, a family bathroom, study and boot room. Flexibility is endless and there is plenty of scope for rooms to be repurposed to further public rooms, studios, gyms etc.

The property also benefits from an attached garage, excellent internal storage, a large loft for potential further expansion, central heating and double glazing.

THE STUDY



THE MASTER BEDROOM



BEDROOM 2



BEDROOM 3



BEDROOM 4



BEDROOM 5



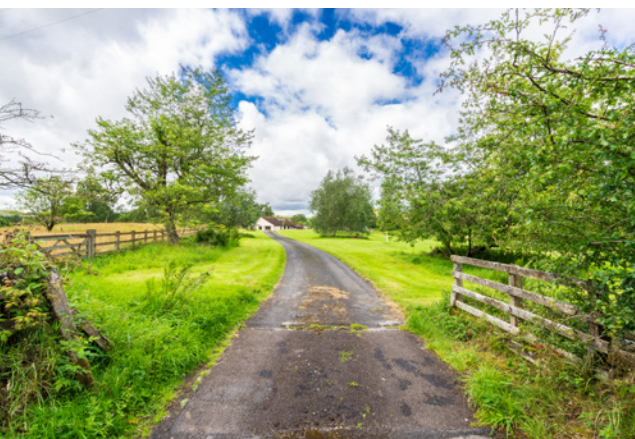
THE BATHROOM



This is a unique opportunity for a discerning buyer and viewing is essential to fully appreciate the property and its position.

EXTERNALS







FLOOR PLAN, DIMENSIONS & MAP

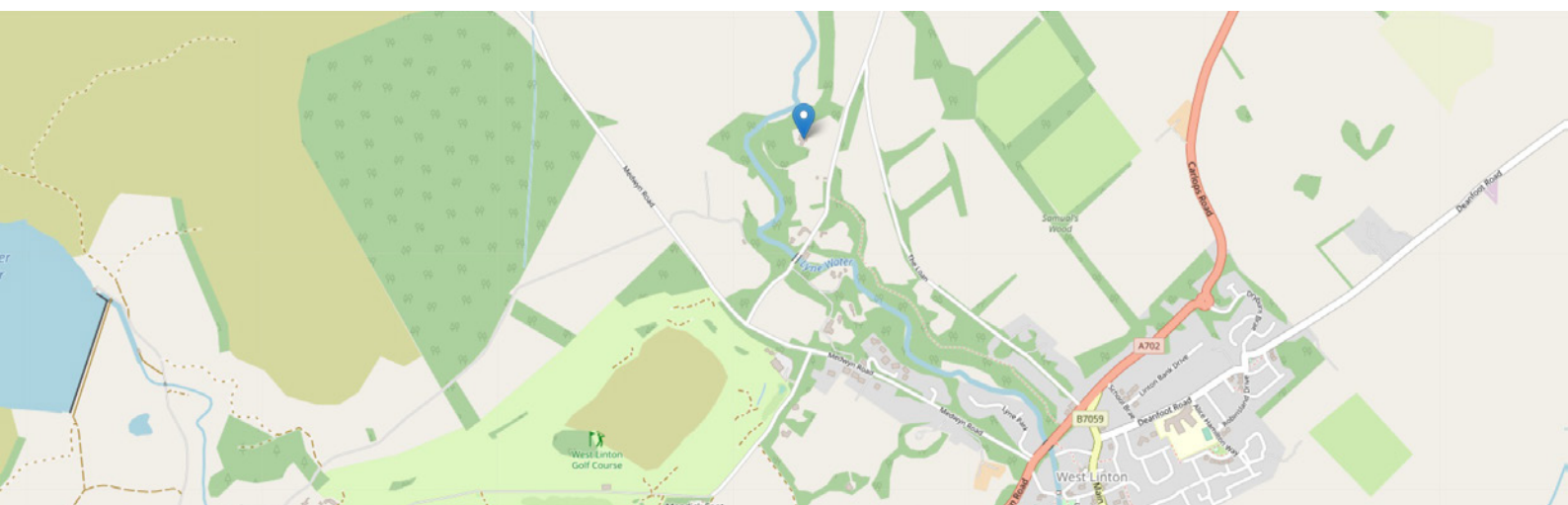


Approximate Dimensions
(Taken from the widest point)

Lounge	7.30m (23'11") x 7.20m (23'7")
Kitchen/Diner	10.80m (35'5") x 6.00m (19'8")
WC	2.30m (7'7") x 1.10m (3'7")
Study	3.50m (11'6") x 2.30m (7'7")
Boot Room	5.90m (19'4") x 2.30m (7'7")
Master Bedroom	4.80m (15'9") x 4.70m (15'5")
En-suite	3.50m (11'6") x 2.30m (7'7")

Bedroom 2	4.80m (15'9") x 3.50m (11'6")
Bedroom 3	4.80m (15'9") x 3.50m (11'6")
Bedroom 4	3.50m (11'6") x 3.50m (11'6")
Bedroom 5	6.00m (19'8") x 3.80m (12'6")
Studio/Gym/Bed 6	6.00m (19'8") x 2.30m (7'7")
Bathroom	3.50m (11'6") x 2.30m (7'7")
Garage	6.00m (19'8") x 4.90m (16'1")

Gross internal floor area (m²): 283m²
EPC Rating: D



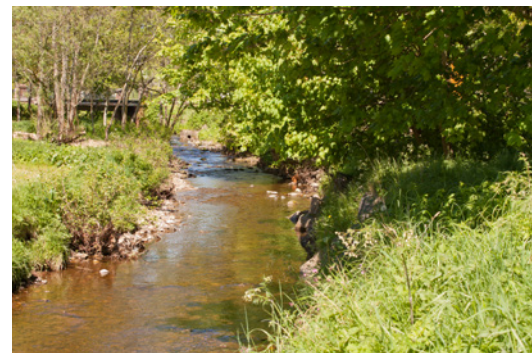
THE LOCATION

The property is located on the edge of 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 and 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.



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