



Thorntons
The right way to move

12 The Smithy West Linton

Scottish Borders, EH46 7EZ





Summary

Tranquilly situated within an established residential development in sought-after West Linton, this five-bedroom, two-bathroom (plus a separate WC) detached house represents an ideal family home, with a wealth of living space, a good-sized garden, and excellent private parking. Although the home would now benefit from some cosmetic upgrades, it has been a well-loved family home and offers the new owners a blank canvas to put their own stamp on. Furthermore, it is ideally located for easy access to West Linton's amenities and the surrounding countryside.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, fridge/freezer, washing machine, and tumble dryer will be included in the sale.

Features

- Generous detached house in West Linton
- Vestibule and hall with storage and WC
- South-facing living room with bamboo flooring and fireplace
- Garden-facing dining room
- Spacious kitchen with space for casual dining area and separate utility room
- Versatile conservatory with garden access
- Principal bedroom with built-in wardrobes, dressing room, and en-suite bathroom
- Four further bedrooms (one with storage)
- Family bathroom with towel radiator and linen cupboard
- Good-sized rear garden
- Integral double garage and private driveway
- OCH, DG, and solar panels



“This five-bedroom, two-bathroom house represents an ideal family home, with a wealth of living space and flexible rooms.”



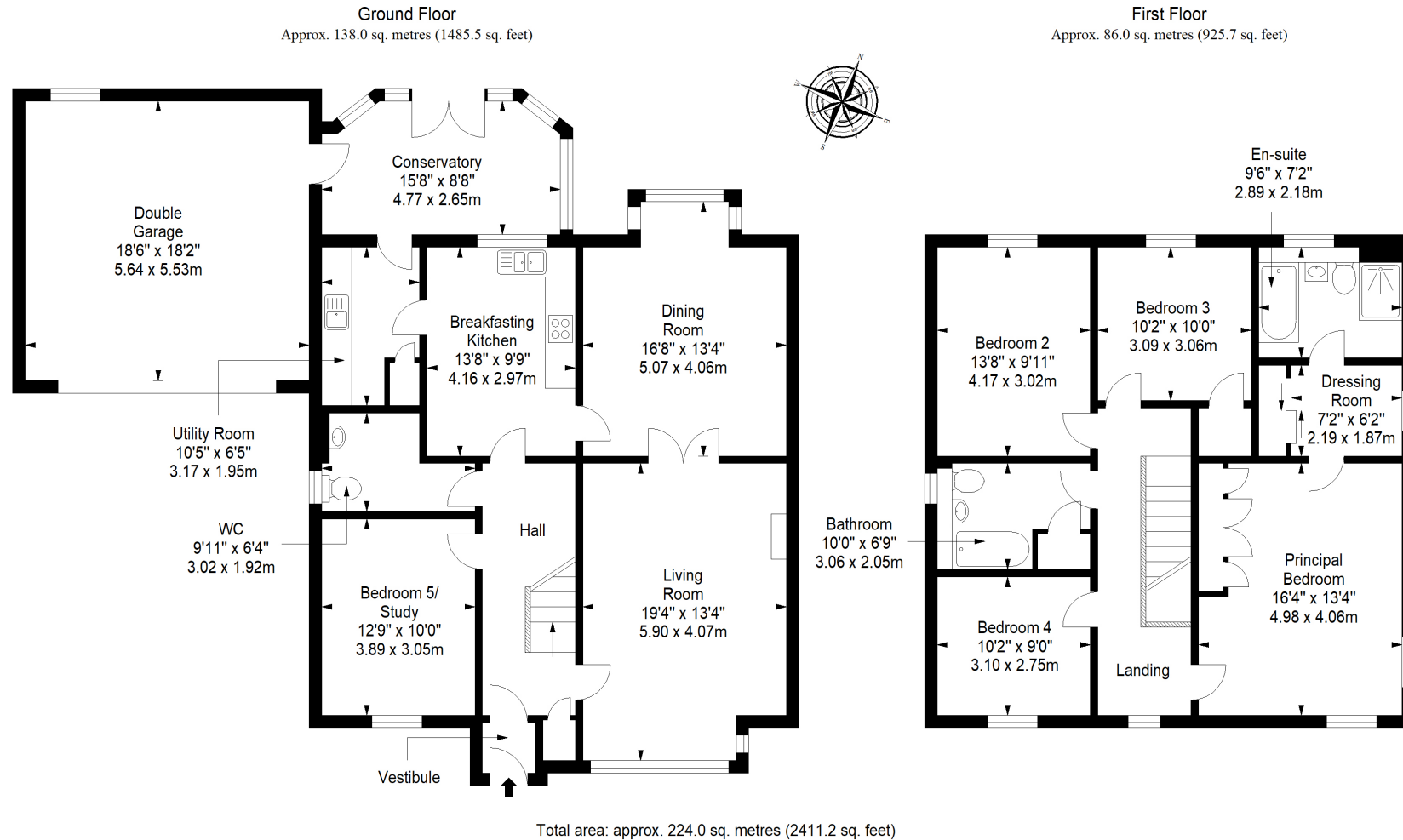




“The home is perfectly positioned for swift access to West Linton's amenities and the surrounding Scottish Borders countryside.”



Floorplan





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