



11D Alice Hamilton Way, West Linton, EH46 7JN
Offers Over £260,000



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This charming 3-bedroom, end-terraced property on Alice Hamilton Way, located in the picturesque village of West Linton, offers the perfect blend of comfort, space, and natural beauty.

As you enter, you are greeted by a cozy yet well-lit living room, offering a welcoming atmosphere.

The modern kitchen provides plenty of counter space, perfect for home cooking and entertaining, with easy access to a separate dining area.



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The home features 3 spacious bedrooms and 2 modern bathrooms, ideal for family living or those in need of extra room for guests or a home office.



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This modern bathroom features a sleek, contemporary bathtub with an overhead shower, creating a stylish and functional space. The entire bath area is beautifully tiled up to the ceiling, creating a seamless, polished look.

The property also benefits from a back garden, where you can enjoy stunning views of the surrounding fields and the natural landscape, providing a peaceful escape right outside your door.

There's also the added convenience of a driveway, offering off-street parking for residents and guests.

The location itself offers a quiet, rural setting, but it's still within easy reach of local amenities, making it ideal for those who want the best of both worlds—tranquillity and accessibility. With its beautiful field views, private back garden, and convenient features, this property is a lovely retreat in West Linton.



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West Linton is a charming village located in the Scottish Borders, around 15 miles south of Edinburgh, offering a peaceful rural lifestyle while still being conveniently close to the city. Nestled in the rolling hills and scenic countryside, West Linton is known for its picturesque setting, with lush greenery, winding country roads, and sweeping views of the surrounding fields and hills. The village itself has a rich history and a strong sense of community. It's a place where you'll find traditional stone cottages, quaint streets, and a welcoming atmosphere. West Linton offers a good mix of local amenities, including shops, cafes, a primary school, and a handful of pubs, making it an ideal spot for those seeking a more relaxed pace of life, while still being connected to modern conveniences. The area is popular for outdoor enthusiasts, with nearby walking, hiking, and cycling routes, including easy access to the Pentland Hills Regional Park, which offers stunning views and a range of activities. The village is also home to a few local events and festivals throughout the year, bringing the community together. With its tranquil, rural surroundings, charming village feel, and proximity to Edinburgh, West Linton is a hidden gem for those looking for the beauty of countryside living combined with the benefits of urban access. It's a peaceful, picturesque retreat that offers a perfect escape from the hustle and bustle of city life.

Get in touch



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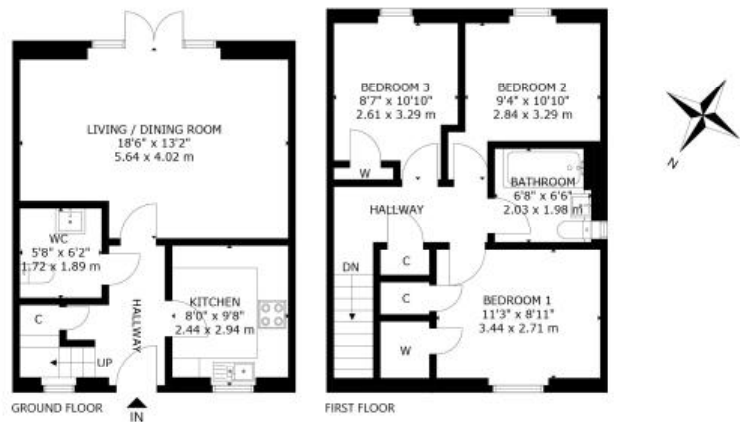


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Video Tour



11D ALICE HAMILTON WAY, EH46 7JN
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 901 SQ FT / 84 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.