



# West Linton

THE CALEY, LAMANCHA, WEST LINTON, EH46 7BD

Exceptionally well-presented detached villa offering fabulous family accommodation, a self-contained annexe, lovely gardens, extensive private parking and a double garage surrounded by beautiful countryside. Within easy commuting distance to Edinburgh, the city bypass, Peebles and Penicuik.



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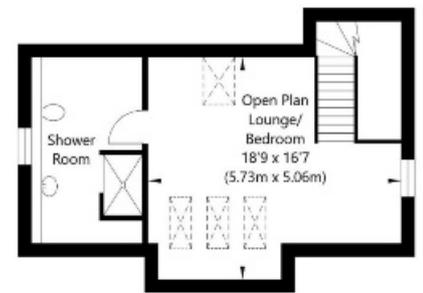


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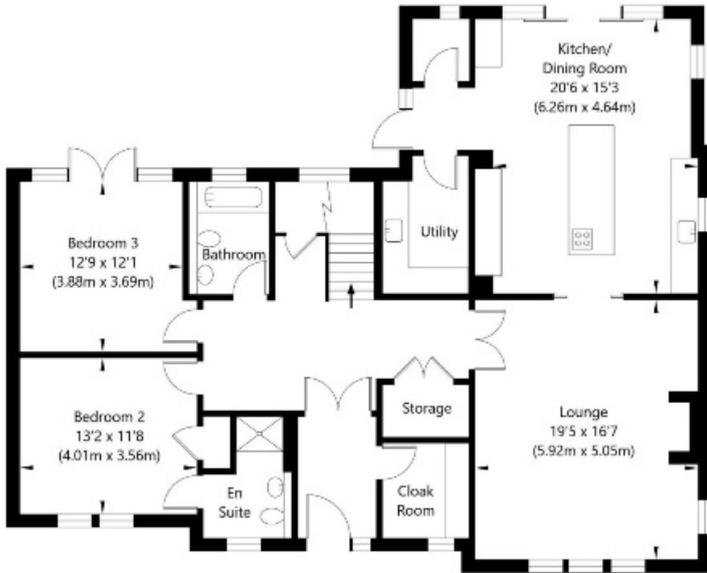
Approx. Internal Area  
 Excl. Garage and Annex Storage  
 306.66 Sq M / 3301 Sq Ft.  
 Not to scale. For identification only.  
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Annex - Ground Floor



Annex - First Floor



Ground Floor



First Floor

- Vestibule and Cloak Room
- Hall
- Lounge
- Kitchen/Dining Room
- Utility Room
- Two Double Bedrooms (One with En-suite Shower Room)
- Bathroom
- Upper Landing
- Family Room/Sixth Bedroom
- Study
- Principal Bedroom with En-suite Shower Room, Dressing Room and Roof Terrace
- Further Double Bedroom
- Shower Room
- Double Garage with Annex (kitchenette area, double bedroom and En-suite Shower Room)

## DESCRIPTION

Wilson Ward is delighted to present to the market this most impressive, detached villa that has been thoughtfully designed to offer wonderful family accommodation in a rural setting, but within easy commuting distance of Edinburgh and surrounding areas. The home is in excellent order throughout. The property is entered through the front door to a well-presented vestibule, with a useful cloakroom, that leads to glazed French doors which open into a stunning central hallway. The hallway provides access to a beautiful large dual aspect lounge with a log burning stove by Charnwood Skye. There are sliding doors through to the kitchen/dining room which is a superb dual aspect room with a Kuhlmann designer kitchen with quality integral appliances. There are an excellent range of fitted units with Diore Quartz worktops and an island with wrap around breakfast bar. The dining area has an abundance of natural light and plenty of space for a table and chairs in front of the floor to ceiling windows and glazed doors that open onto the patio and garden allowing for easy enjoyment of the well maintained outdoor area. The lounge, kitchen, dining and outdoor area is ideal for those who like to entertain. Adjacent to the kitchen is a useful pantry cupboard and a utility room with base units and wall shelving. Also accessed from the hallway there are two double bedrooms, one to the front with an ensuite shower room and built-in wardrobe, and another that has French doors to the rear garden. To complete the ground floor accommodation there is a splendid family bathroom. Ascending the beautiful oak staircase from the hall to the first-floor landing, (where there is a feature window, skylight and two large storage cupboards) which provides access to 2 double bedrooms, a family room, a study and a shower room. The principal bedroom is breath-taking, French doors lead to a covered roof terrace with glass balustrade to allow fantastic views over the garden to the countryside beyond. The room also boasts a dressing room and a spacious ensuite shower room with a free-standing bath as well as a shower cubicle. Also, on the first floor there is a further double bedroom, a shower room, a study and a large family room currently used as a cinema but can also be used as a sixth double bedroom. The property benefits from high quality fixtures

and fittings throughout (having been built to a high internal specification) with double glazing and most of the house and annexe accommodation is served by under floor heating with an air source heat pump. Sound floor 56 (MF1) has been installed between the majority of the ground and first floor level.

Externally, within a lovely garden, there is a double garage with remote control doors, a storeroom and access to an annexe. The annexe has a lovely modern kitchenette and a staircase leading to an open plan lounge/bedroom and a separate modern ensuite shower room.

Early viewing is essential to fully appreciate the quality of the accommodation on offer.

## LOCATION

The property is situated in Lamancha, when travelling southbound on the A701, just before the William Rose and Son Forklift shop, you will see a row of bins and two lanes on the right – take the first one you come to and the property is up that lane on the right-hand side.

Lamancha is close to West Linton, a beautiful conservation village where the Main Street boasts a convenient Co-op and local independent retailers including a Chemist and Butcher. Primary schooling is available in nearby villages with secondary schooling in Peebles. Many outdoor pursuits can be found in the area with horse riding, fishing, golf and the well-known Glentress Forrest in Peebles for the mountain bike enthusiast. The Don Coyote Outdoor Centre offering rifle shooting, clay pigeon shooting, and archery can be found in Lamancha itself. The area is very popular for families looking for a more rural lifestyle. Whilst enjoying the wonderful peace, tranquility and outdoor pursuits of the Scottish countryside there is, however, easy access to Edinburgh (approximately 45 minutes by car), Peebles and Penicuik by either private or public transport. Penicuik has a wide range of facilities including larger supermarkets and shops. As you reach the outskirts of Edinburgh Straiton Retail Park has a wonderful choice of retail outlets including Costco, Ikea and Boots with the Retail Park being located close to the Edinburgh City Bypass which gives access to Scotland's motorway network as well as Edinburgh International Airport which is approximately 19 miles away.

## EXTRAS

The induction hob, retractable extractor, oven, combi microwave with plate warmer, dish washer, two fridge freezers and a double width wine fridge are all included in the sale.

## COUNCIL TAX

Council Tax Band G





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