



10 Dryburn Park, West Linton, EH46 7JE

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Bright and spacious property with extremely flexible accommodation built over two levels. McDougall McQueen are delighted to present to the market this lovely semi-detached three/four-bedroom house set in a modern residential estate in the lovely village of West Linton. This superb property has been well maintained throughout the years by its current owners and provides wonderfully spacious family accommodation. It is further enhanced for family living with double glazing, oil fired central heating, solar panels, conservatory, a driveway for off street parking, and private garden grounds. The property is well placed to take advantage of all the local amenities in West Linton and for the commute to Edinburgh city centre, the City Bypass and Scottish road network. Viewing is by appointment and is essential to fully appreciate all the features and benefits this property has to offer.

- Entrance hallway
- Living room with front facing bay window
- Inner hallway
- Double bedroom with rear facing window and mirrored wardrobes
- Ground floor shower room with wc and sink with combined vanity unit and shower cubicle with drying area
- Double bedroom/dining room with front facing window and under stair store
- Well fitted dining kitchen with a range of base and wall units, electric hob, oven, extractor and remaining white goods
- Dwarf wall conservatory with light and power
- Upper hallway with loft access and large store cupboard
- Double bedroom with front facing Dormer window and under eaves storage
- Double bedroom rear facing Velux window
- Shower room with electric shower, wc and sink
- Double glazing, oil-fired central heating and Solar panels providing hot water heating
- Monoblock driveway and garage with light, power, and up and over door.
- Private garden grounds ideal for outside entertaining and relaxation



## Location

Situated in an area of outstanding natural beauty at the foot of the Pentland Hills, West Linton offers the best of rustic country living within easy reach of Edinburgh. 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 health centre, a pharmacy, a post office, and primary school, with secondary schooling in Peebles. For more extensive shopping, Peebles and Edinburgh are both within easy reach. The area also enjoys fantastic social activities including a writer's group, West Linton Tennis Club, and the West Linton Horticultural Society. There are breath-taking country walks and cycle paths in the surrounding area, and various outdoor activities on offer, including at The Don Coyote Outdoor Centre at Lamancha, an adventure centre providing activities including shooting and archery, amongst the beautiful scenery of the Scottish Borders. For the golf enthusiast, the surrounding area has a good selection of courses, including the West Linton Golf Club on your doorstep. The village is conveniently situated on the A702, providing easy access to the City Bypass and wider central road network for commuting.

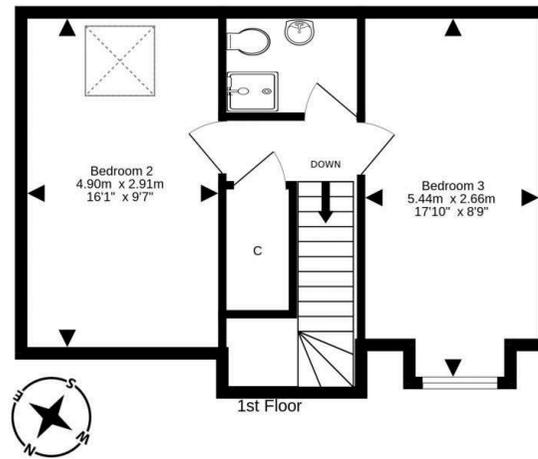
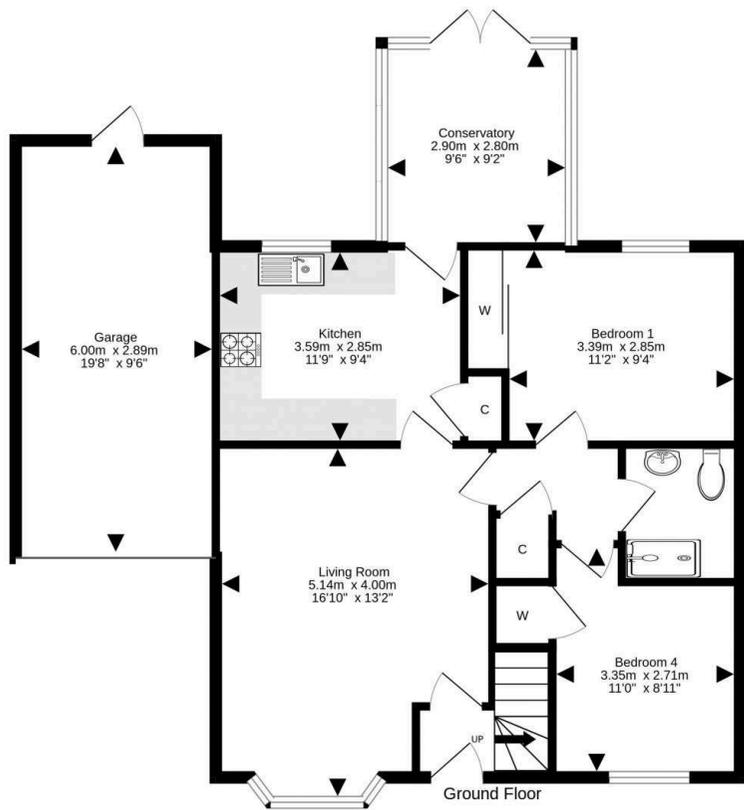
## Extras

Included in the sale are: floor coverings, light fittings, blinds where fitted, and all integrated appliances. Other items may be available by negotiation. No warranty applies to any integrated appliance, free-standing white goods or any movable items included in the sale and these items are deemed sold as seen

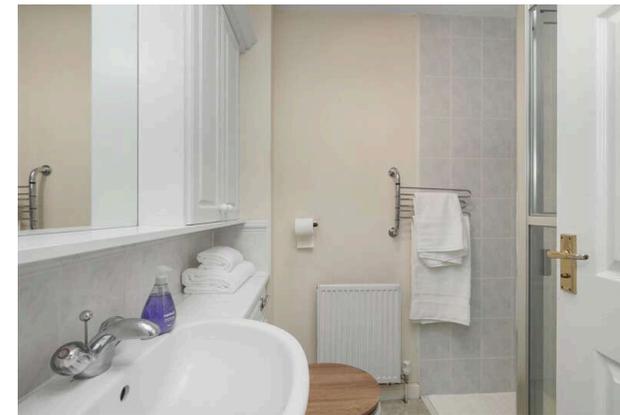
## Price & Viewing

For price and viewing information or further details on this property please contact agent

## EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

