



# 3 Loanend Park

West Linton, Scottish Borders EH46 7HZ



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# bs Welcome to 3 Loanend Park

Covering 2,918 square feet, this executive detached house is a stunning six-bedroom country home that is finished to exceptionally high standards, providing luxury living at its finest. The exclusive property boasts substantial accommodation, including three reception rooms and four washrooms, and stylish interior design throughout. It also features expansive wraparound gardens, providing an abundance of outdoor space and extensive private parking. Plus, the impressive residence offers a picturesque rural lifestyle, surrounded by beautiful open countryside by the sought-after Borders' village of West Linton.

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## Features

- Executive detached house covering 2,918 sq. ft.
- Scenic countryside location by West Linton
- Vestibule and hall with storage and WC
- Three bright and elegant reception rooms
- Shaker-inspired breakfasting kitchen
- Utility room with alternate garden access
- Five double bedrooms all with wardrobes
- Sixth double bedroom/versatile study
- Luxurious four-piece en-suite bathroom
- Quality three-piece en-suite shower room
- Contemporary four-piece family bathroom
- Incredible wraparound gardens
- Multi-car driveway and double garage
- Oil central heating and double glazing
- EPC Rating - C





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**bs** An outstanding  
**Welcome**

Inside, the home's exceptional standards are immediately apparent, with a vestibule and hall providing an outstanding welcome, along with built-in storage and a WC.



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## Three bright & elegant Reception rooms

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Three reception rooms continue the luxury credentials of the property, each ensuring spacious dimensions for furniture and attractive decoration for an inviting ambience. The large living room further benefits from a box bay window and a handsome coal fire for cosy evenings, whereas the neighbouring dining room and family room (openly connected to the kitchen) both enjoy French doors flowing out into the southwest-facing rear garden.





## Shaker-inspired Breakfasting kitchen

Meanwhile, the Shaker-inspired kitchen has a sophisticated design, arranged around a central island with a breakfast bar. It is generously appointed with modern cabinets and finished with on-trend splashback tiles and wood-toned worktops. Suave and sophisticated, it also comes with an electric range cooker, a fridge/freezer, and an integrated dishwasher. A separate utility room provides further storage and workspace and room for appliances, whilst a versatile double bedroom/study completes this floor.



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## Bedrooms & bathrooms

Upstairs, a naturally-lit landing leads to the five remaining double bedrooms, all of which enjoy modern styling and plush carpeting, as well as built-in wardrobes and inspiring country and garden views. In addition, the dual-aspect principal bedroom has a luxurious four-piece en-suite bathroom with a separate rainfall shower; plus, the second bedroom has a quality en-suite shower room as well. A contemporary four-piece family bathroom (with a separate shower enclosure) completes the home. Oil central heating and double glazing ensure year-round comfort.

Outside, the home is enveloped by incredible wraparound gardens, which offer sweeping lawns that capture sun throughout the entire day. Perfectly landscaped and with mature planting, the gardens also feature patio and decked areas and a gazebo for summer entertaining. A multi-car driveway and integrated double garage provide ample private parking.

Extras: all fitted floor and window coverings, light fittings, electric range cooker, fridge/freezer, and integrated dishwasher to be included in the sale.





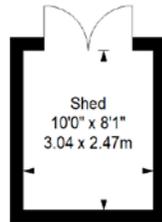
“A naturally-lit landing leads to the five remaining double bedrooms, all of which enjoy modern styling and plush carpeting...”



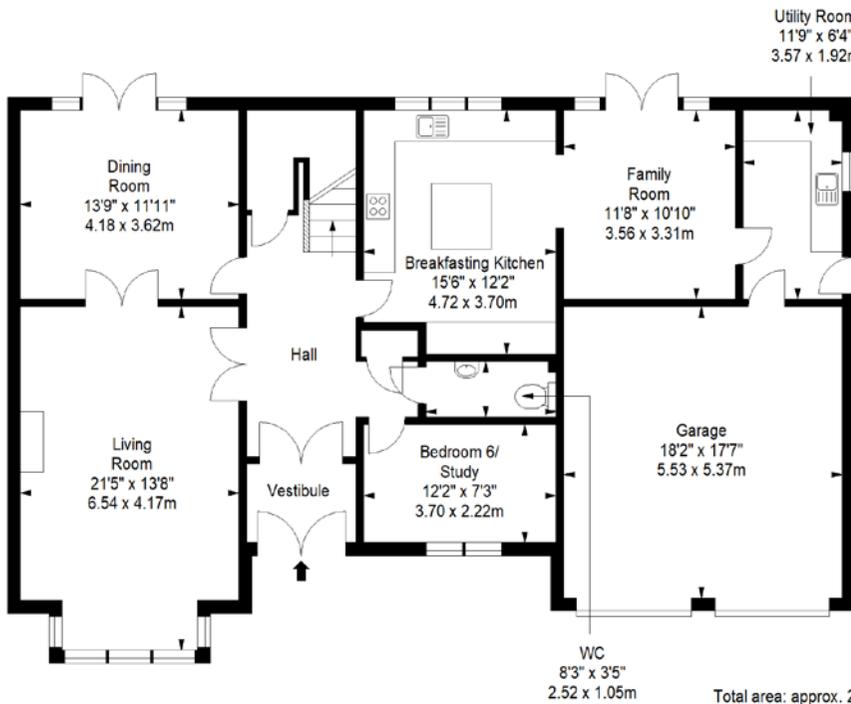
Incredible  
wraparound gardens

# Floorplan

Shed  
Approx. 7.5 sq. metres (80.7 sq. feet)

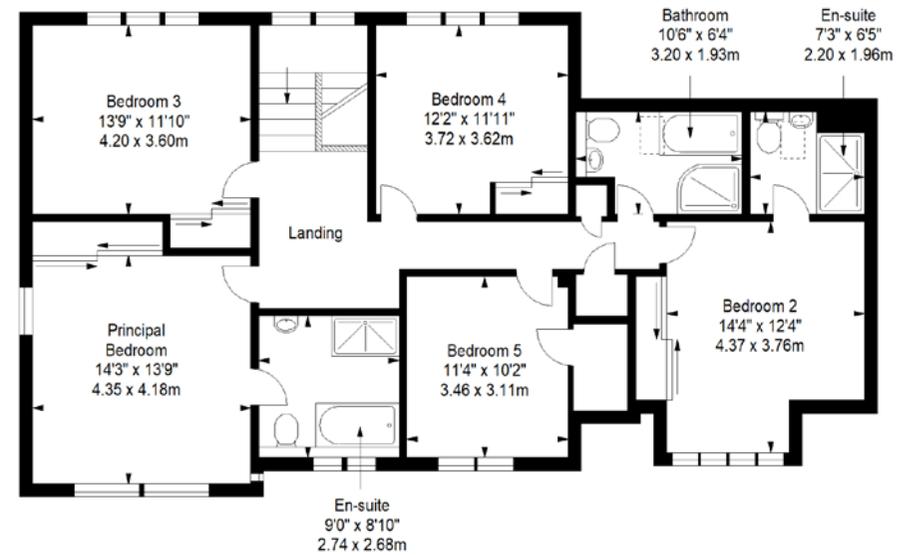


Ground Floor  
Approx. 143.0 sq. metres (1539.3 sq. feet)



Utility Room  
11'9" x 6'4"  
3.57 x 1.92m

First Floor  
Approx. 120.6 sq. metres (1298.2 sq. feet)



Total area: approx. 271.1 sq. metres (2918.2 sq. feet)

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