



LAMANCHA, BY WEST LINTON
Woodcroft, EH46 7BD



DETAILS:

All price and viewing details are available on our website www.morton-fraser.com/property

Should you wish to discuss this property or require further information, please contact Morton Fraser on:

Tel: 0131 247 1010

E-mail: property@morton-fraser.com

THIS PROPERTY COMPRISES

- Detached family home
- 2 sitting rooms
- 2 kitchens
- Family room
- Dining room
- Master bedroom with en-suite and dressing room
- 4 further bedrooms
- 2 bathrooms
- Shower room
- Two garages
- Stables and external store rooms
- Extensive gardens and paddock - approx. 2 acres
- EPC Rating E

This is a most impressive detached family house, with grounds of approximately 2 acres, in a woodland setting within a rural location in the Scottish Borders within easy reach of Edinburgh. This stunning property provides well proportioned and versatile accommodation over two floors and is sure to hold much appeal to a range of buyers. Early viewing is recommended.

The house is entered through a vestibule with tiled floor into the spacious and welcoming hall with WC, store room and staircase to the upper floor. The ground floor accommodation comprises: spacious sitting room with three sets of windows, including patio windows to the front garden, allowing an abundance of light to flood into the room. It has parquet flooring and an ornate period fireplace with open fire and wooden surround; kitchen/breakfast room, which has been fitted with a range of modern units and integrated appliances, with space for a table and chairs; located off the kitchen is a utility room; there is also a good sized dining room and large family room with wood burning stove and extensive fitted units.

To the rear of the ground floor, with scope to be utilised as a self contained Granny annex, is a double bedroom and a further modern fitted kitchen, sitting room and shower room.

A carpeted staircase ascends to the first floor landing leading to impressive master bedroom with en-suite shower room and dressing room. There are three further bedrooms on this floor, together with two bathrooms.

EXTERIOR

A small paddock and extensive gardens surround this property which are an attractive mixture of lawn, mature shrubs and trees. A small burn runs through the garden which adds to the overall setting. There is a covered patio overlooking the paddock, with an additional patio area to the side of the property which is south facing.

To the side of the house is a triple car garage providing ample parking, with additional store rooms and two loose boxes/stables and two pony stalls.

LOCATION

The small rural hamlet of Lamancha sits on the A701 close to the charming village of West Linton settled at the bottom of the Pentland Hills, some 9 miles from the Edinburgh By-Pass. Lamancha is home to The Hub community hall and café as well as the award winning Whitmuir Organic farm shop and restaurant with good local schools nearby, with pre-school and after school club services. There is easy access to the Edinburgh By-Pass and Edinburgh City Centre providing quick reach to all the private schools, professional, recreational and cultural facilities, as well as to the Borders with its attractive rolling countryside and historic towns of Penicuik and Peebles. Straiton Retail Park is only a short drive away and houses a great selection of high street stores including a Marks and Spencer's Food Hall, Ikea and Sainsbury's. Recreational purposes are catered for with the local golf courses and tennis/bowling clubs and easy access to the Pentland Hills, Hillend Ski Centre and the mountain biking facilities at Glentress.

