



TANGLEWOOD

Carlops Road, West Linton, EH46 7DS



TANGLEWOOD

Boasting an elevated position in West Linton, with breathtaking open views, this wonderfully unique detached house offers five bedrooms, a fabulous open-plan living space, two bathrooms, and a separate WC, plus vast gardens and a private driveway.

GENERAL FEATURES

Unique detached house in West Linton
Elevated position with far-reaching hill views
Modern and beautifully presented interiors

ACCOMMODATION FEATURES

Reception hall with built-in storage
Fabulous open-plan living room, kitchen, and dining room, with internal and external bi-folding doors
Versatile snug/bedroom 5
Four further double bedrooms
One en-suite shower room
Stylish four-piece family bathroom
Air-source heat pump
Double-glazed windows (some with noise-reducing glass)

EXTERNAL FEATURES

Vast gardens for outdoor recreation and entertaining
Private driveway and car port (plus electric car charger)

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Unique detached house in West Linton

Modern and beautifully presented interiors



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- 20 Bedrooms
- 24 Bathrooms
- 26 Gardens & parking
- 28 Area







PROPERTY NAME

Tanglewood

LOCATION

West Linton, EH46 7DS

APPROXIMATE TOTAL AREA:

270.9 sq. metres (2916 sq. feet)

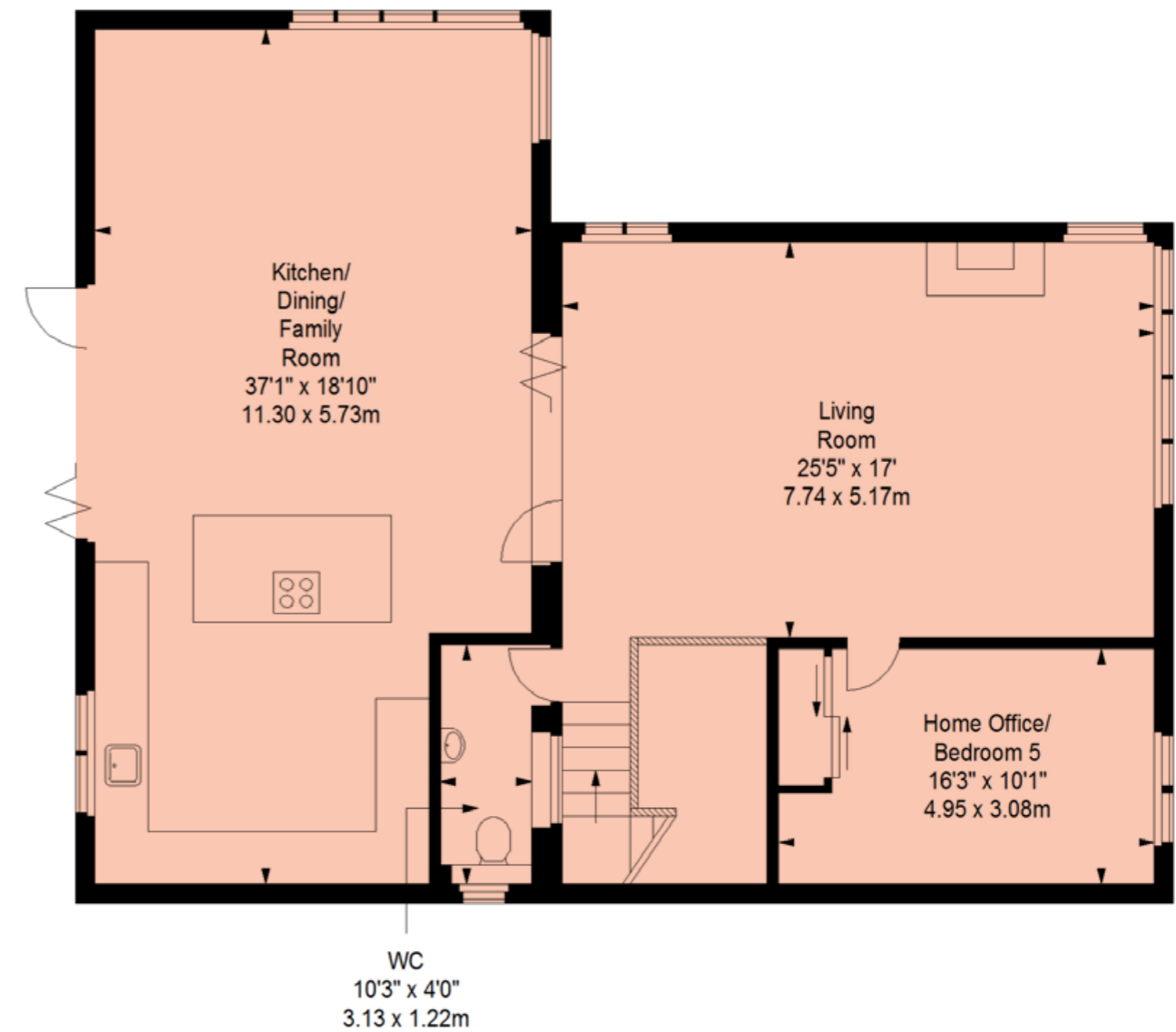
GROUND-FLOOR



FIRST-FLOOR



The floorplan is for illustrative purposes.
All sizes are approximate.



ENTRANCE

Welcome to Tanglewood

This unique, five-bedroom, two-bathroom detached house in West Linton has been upgraded by the current owners to a high standard and with great attention to detail, culminating in a stylish family home with sought-after “upside-down living”, with the bedrooms on the lower floor and the living accommodation on the upper floor to take advantage of the home’s position with breathtaking hill views.

The home offers modern, contemporary living in the country, with picturesque walks on the doorstep, as well as excellent village amenities and swift transport links across the county, into Edinburgh, and beyond.

Inviting you into the property and immediately setting the tone for the accommodation to follow is a reception hall with space for furniture items, built-in storage, and neutral décor accompanied by handsome solid wood flooring.





LIVING ROOM

A fabulous open space

Situated on the upper floor and filled with natural light through a wealth of glazing, which also frames breath-taking, far-reaching views of the surrounding hills and countryside, the living room and dining kitchen are perfectly designed for families and those who love to entertain, with internal bi-folding doors closing to separate the two rooms or opening to create a wonderfully sociable space. The living room offers extensive floorspace for various configurations of lounge furniture, with an Opus log-burning stove creating an ideal focal point and a warm atmosphere during the colder months.



*Open-plan living room, kitchen, and dining room,
with internal and external bi-folding doors*



DINING KITCHEN

Fabulous open space for everyday life and entertaining



In the adjoining kitchen, ample space is provided for a large dining table and chairs, as well as a comfortable seating area. A central island and a wealth of additional bespoke cabinetry offer ample storage, with spacious wood worktops and a Belfast sink framed by white metro tiling on the base-mounted cabinets.

Integrated appliances comprise an oven, a microwave oven, an induction hob, an extractor hood, and a dishwasher, whilst provision is made for a freestanding American-style fridge/freezer. Fabulous external bi-folding doors glide open to invite the outdoors in, with a deck offering the perfect space to relax alfresco throughout the day or night, with ample space for dining furniture, whilst a lean-to shelter provides cover for a barbecue or a hot tub.

Back inside, a utility room (found on the ground floor and affording external access to the side of the house) supplements the kitchen and houses additional cabinetry and an integrated fridge/freezer, whilst also offering a discrete space for laundry appliances. A useful cloakroom WC can also be found just off the living room.

Spacious
worktops and
a Belfast sink
framed by white
metro tiling







THE BEDROOMS

Five generous & versatile sleeping areas



Our bedrooms can be found on the ground floor, with the fifth leading off the living room, housing a built-in wardrobe, and offering a flexible space with various options for use, including a snug, a home office, or a children's play room. The principal bedroom has been designed to feel like a luxurious hotel suite, with a large walk-in dressing room leading to an en-suite shower room. Two of the remaining bedrooms are also accompanied by built-in wardrobes.







Two well-appointed WASHROOMS

The principal bedroom's en-suite comprises a deluxe walk-in shower enclosure, a basin set into a vanity unit, and a WC, whilst the exceptionally stylish family bathroom comes complete with a large bathtub, a walk-in enclosure with a rainfall showerhead, a basin atop a vanity unit, and a tall matte-black towel radiator – all enveloped by chic tiling and eye-catching wallpaper.





EXTENSIVE *Gardens & private parking*

Externally, the home is accompanied by an exceptionally generous rear garden, with a spacious, composite-decked area, leading up to a large lawned area, where the home's outstanding views can further be enjoyed. This elevated space would be perfect for a summerhouse/outbuilding (subject to any necessary permissions). The garden is ideal for family recreation during the warmer months, as well as alfresco dining and gatherings with friends and guests. Private parking can be found to the front of the house on a gravelled driveway, with a car port and an EV charger.

Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

WEST LINTON

Outstanding natural beauty at the foot of the Pentland Hills

Tanglewood is set on the edge of West Linton, a village situated in an area of outstanding natural beauty at the foot of the Pentland Hills, offering 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.

The property benefits from easy access to excellent local amenities including shops, a Co-op, a health centre, a pharmacy, a Post Office, the historic Olde Toll Tea House, The Gordon Arms Hotel with a beer garden, bar, and restaurant, The Pyet restaurant and deli, and two churches, and has a state-of-the-art primary school and a nursery (a seven-minute walk from the property), with secondary schooling in Peebles (a 25-min drive away). There is also wraparound childcare available, as well as pupils bus services to a number of independent schools in Edinburgh. For more extensive shopping, Biggar (18-minute drive), Peebles and Edinburgh (34-minute drive) are all within easy reach.

The area also enjoys fantastic social activities including a writer's group, West Linton Tennis Club, a bowling club, a football club, and the West Linton Horticultural Society, while a range of centres and halls are available for public hire for social activities and meetings.

There are various outdoor activities on offer, including: breath-taking country walks (from beginners to advanced), cycling paths over the hills and through the woods, horse-riding at the Kailzie Equestrian Centre, as well as two village greens adjacent to the Lyne Water which runs through the village.





*A village situated
in an area of
outstanding
natural beauty*

The West Linton Golf Club (just a few minutes away from the property) is a championship course which also offers a social membership for non-golfers to enjoy the clubhouse amenities. The Don Coyote Outdoor Centre (20-minute drive) at Lamancha is an action-packed adventure centre providing activities including shooting and archery, amongst the beautiful scenery of the Scottish Borders. In June each year the community of West Linton and the surrounding area comes together for the week-long common riding festival the Whipman Play, one of the Scottish Borders' oldest festivals. The village is conveniently situated on the A702, providing easy access to the City Bypass, the airport, and wider central road network for commuting.



LOCAL
Amenities

TANGLEWOOD





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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.