



RALPH SAYER
SOLICITORS & ESTATE AGENTS

4 Old Smiddyfield Park

Blythe Bridge, Nr West Linton EH46 7AN

4 Old Smiddyfield Park

'Offers Exceptional Space, Style, and Privacy in a Beautiful Rural Setting'

Located within an exceptionally well-maintained and mature development in the peaceful hamlet of Blyth Bridge, this impressive five-bedroom detached home offers generous living space, high-quality finishes, and an ideal layout for modern family living.

Upon entering the property, you are welcomed by a large, bright living room that flows seamlessly into a sleek, contemporary dining kitchen. The kitchen features elegant white cabinetry, integrated appliances, and a freestanding American-style fridge/freezer—perfect for both everyday living and entertaining. Off the kitchen is a handy utility room with additional appliance space and direct access to the rear garden.

A bright and inviting conservatory extends from the kitchen, offering a lovely space to relax and enjoy views of the beautifully landscaped, enclosed rear garden. The ground floor also benefits from a stylish modern shower room with electric shower and two spacious double bedrooms, both with fitted wardrobes—ideal for guests or multigenerational living.

Upstairs, the property continues to impress with a luxurious family bathroom featuring both a bath and separate shower, alongside three further generous double bedrooms. The master bedroom provides an elegant retreat with ample space and natural light.

The home is finished to a high standard throughout, including a striking glass staircase, oil-fired central heating, and double glazing.

Externally, there is a charming private front garden, a driveway for two vehicles, and a single garage. The rear garden is extensive, with lovely countryside views and expansive lawn.

This is a rare opportunity to secure a large, modern family home in a sought-after rural location, offering both tranquillity and convenience—just a short drive from the amenities of West Linton and with easy access to commuter routes into Edinburgh and beyond.

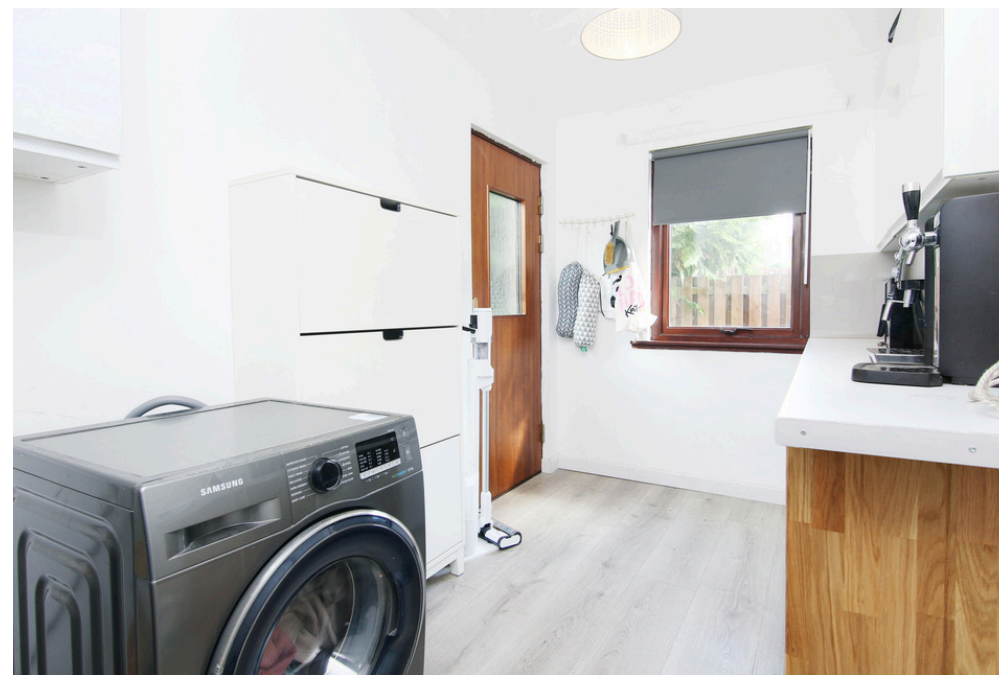
Home Report Value - £400,000



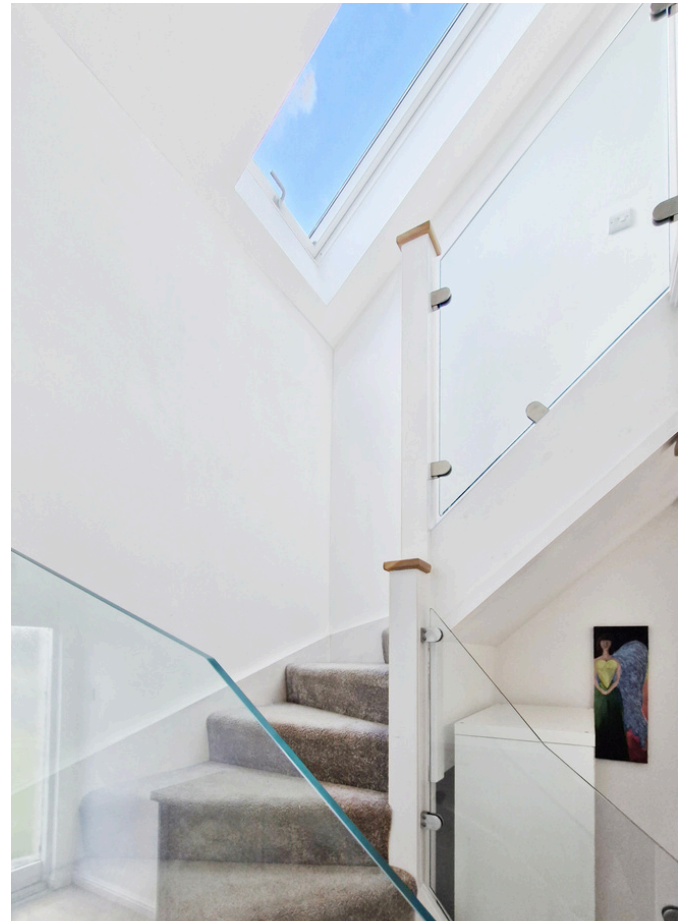




Stunning
5-Bedroom Family Home
in the beautiful
Scottish Borders











Property Summary



- Located in the stunning Scottish Borders
- Detached family villa
- Elegant south-facing sitting room
- Impressive kitchen & dining room
- Utility room
- Conservatory
- Three double bedrooms (one with built-in wardrobes)
- Five double bedrooms
- Stylish four-piece family bathroom
- Matching shower room on ground floor
- Oil central heating & double glazing
- Single attached garage with driveway
- Extensive rear garden, mainly laid to lawn
- EPC Rating - D | Council Tax Band - F

Extras: all fitted floor coverings, blinds, electric hob, double oven and integrated dishwasher, included in the sale.



Blythe Bridge

Blyth Bridge is a peaceful and picturesque hamlet nestled in the stunning countryside of the Scottish Borders, just a short distance from the charming conservation village of West Linton. Surrounded by rolling hills and open farmland, the area offers a tranquil rural lifestyle while remaining highly accessible for commuters and families alike.

The nearby village of West Linton provides a range of local amenities, including a well-regarded primary school, a health centre, convenience stores, cafes, and traditional pubs. There is a strong sense of community, with regular local events and outdoor activities throughout the year.

For commuters, Blyth Bridge is ideally situated with excellent transport links. The A701 and A702 provide straightforward access to Penicuik, Biggar, and Edinburgh, making it a popular choice for those looking to enjoy countryside living without sacrificing city convenience. Edinburgh's city centre can be reached in under an hour by car.

Outdoor enthusiasts will appreciate the abundance of nearby walking and cycling routes, as well as easy access to the Pentland Hills Regional Park and the River Tweed for fishing, hiking, and scenic exploration.

Blyth Bridge is perfect for those seeking a peaceful, semi-rural lifestyle with space, fresh air, and a strong community atmosphere—yet with everything you need just a short drive away.



Let us help you find your next
dream property!



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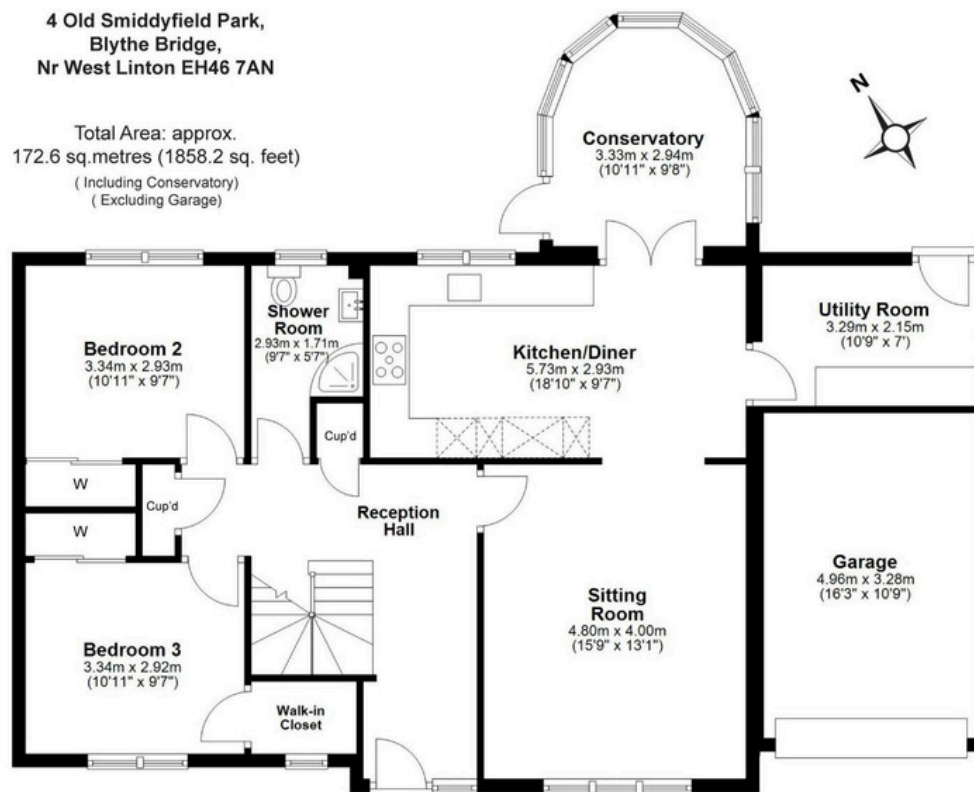
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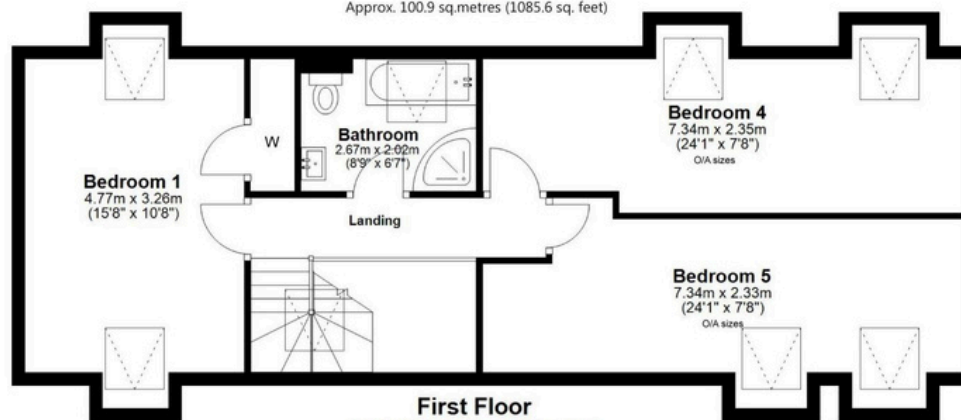
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

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Total Area: approx.
172.6 sq.metres (1858.2 sq. feet)
(Including Conservatory)
(Excluding Garage)



Ground Floor
Approx. 100.9 sq.metres (1085.6 sq. feet)



First Floor
Approx. 71.8 sq. metres (772.6 sq. feet)