



WALTON, GARVALD, WEST LINTON, EH46 7HJ

WALKER SCOTT IRELAND  
CHARTERED SURVEYORS, VALUERS, LAND & ESTATE AGENTS



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A GOOD SIZED DETACHED HOUSE, SET WITHIN ITS OWN  
SURROUNDING LAND AND WOODLAND TO CREATE A SECLUDED  
SMALLHOLDING AND EQUESTRIAN PROPERTY WITH A HIGH LEVEL  
OF AMENITY

WEST LINTON - 4 MILES; BIGGAR - 8 MILES; EDINBURGH - 25 MILES

APPROXIMATELY 11.84 HA (29.2 ACRES) IN TOTAL

**LOCATION**

Walton is located in peaceful and secluded countryside, approximately 4 miles south-west of the village of West Linton and to the west of the hamlet of Garvald and north-west of the hamlet of Dolphinton, on the eastern boundary of South Lanarkshire.

It is accessed from the A702 by way of a "C" classified public road at Dolphinton, leading to Garvald, with a private road access thereafter. The A702 is the main road leading south from Edinburgh to the M74, at Abington. Edinburgh City centre lies approximately 25 miles to the north with Abington being approximately being 19 miles to the south-west.

The surrounding area is characterised by mixed open farmland, farm woodland, and the upland areas of the Pentland Hills. The immediate surrounding area is characterised by gently rolling and undulating farmland, once forming part of the original landscaped estate policies to the nearby Garvald House, which now operates as a residential care and special needs home. West Linton retains a small range of village shops and services. As the property lies within South Lanarkshire, the nearest primary school is in the village of Elsrickle, approximately 5 miles to the south-west, with high school in the town of Biggar, approximately 8 miles to the south-west, which includes a larger range of town services. The county town of Lanark lies approximately 15 miles to the west. The nearest rail connections are at Carstairs junction, approximately 13 miles to the west, with services to Glasgow, Edinburgh and south to Carlisle.

**DIRECTIONS**

From Edinburgh, take the A702 south from the Hillend junction. Continue through the village of West Linton and beyond the "30" limit for approximately four miles, to the bottom (south-

west) end of the "Dolphington Straight". Turn right onto the side road (signposted for "Garvald - 1; Dunsyre - 3"). Continue past the houses and sign for "South Lanarkshire". Turn right at the sign for "Garvald". Continue on this single track road for approximately one mile, past Garvald House and up to the old steading. At the steading, turn left off the tarmac road (signpost for "Hill Cottage and Walton"). Make sure you take the higher road past the Walton post box. Continue on this track for approximately a quarter of a mile to reach the entrance gate posts to Walton. Follow the driveway through the woodland and up to the house.

Post Code: EH46 7HJ. It is strongly recommended that you do not rely on Satnav in this rural location and check on a route map prior to any scheduled viewing.

What3Words: ///dolphins.zooms.sourcing

**DESCRIPTION**

Walton is a high amenity smallholding and equestrian property with good sized house, outbuildings and mixed grass and amenity land. The house is detached and of one and a half storey height, built around an original small cottage, but further extended over a number of phases. It provides a mixture of good sized principal rooms offering accommodation ideally suited for family occupation. The layout offers both ground and first floor living accommodation and a number of interesting architectural features.

Outside, there is a well-stocked and sheltered garden of mainly flower beds, lawn, vegetable growing areas and paved/gravel seating areas, enclosed by fencing. The outside space also includes a good-sized parking area to the front. Outbuildings include a detached garage and separate log store. The upper paddocks include a small stable/field shelter.

Beyond the house and garden to the north (rear),





east and west are open fields and paddocks forming part of the property, with elevated views down to the river and water margin areas. To the south, the land rises up from the house, with a track providing access to the two upper paddocks. Surrounding shelter and amenity is provided by mature amenity woodland, comprising mainly mature beech trees, with woodland along the river margins.

On the north-east side of the Medwin Water, is a small area of amenity land, comprising heather and grassland.

The Medwin Water offers a high level of amenity, with a number of small pools.

#### ACCOMMODATION

Accommodation comprises:

Ground floor – Main hall with stairs; dining room; sun room; sitting room with part wooden panel walls and open fire; bedroom 1 with open fire; side door vestibule and log store; bathroom; rear hall with rear bedroom stairs; cupboard with boiler; kitchen with wall and base units and an Esse oil-fired cooker (which also heats the hot water).

First floor (main stair) – Landing; living room with log burning stove and upper sun room area; two further bedrooms; and bathroom.

First floor (rear stair) – Bedroom 4

#### OUTBUILDINGS

Outhouse; Garage (approximately 6.5m X 5.3m); Log Shed (approximately 6.0m X 3.7m); Field Shelter / Stable (approximately 6.2m X 4.0m)

#### COUNCIL TAX

The property is assessed for Council Tax as Band F.

#### SERVICES

Mains electricity. Private water supply (ram pump system drawing water from a spring within the title area to the property). A borehole supplies water to field troughs. Oil boiler central heating. Oil stove hot water with supplementary electric immersion. Private drainage.

#### ITEMS INCLUDED

All carpets, blinds/curtains and light fittings. Other items may be available by separate negotiation.

#### ACCESS

Access is over a short section of private road leading from the steading at Garvald to the Walton

gate posts, for which Walton retains full access rights. This private road is also shared with the adjoining farm.

#### AREAS

Temporary Grass ("haugh field") - 0.74 Ha (1.83 acres); Paddocks - 2.81 Ha (6.94 acres); Rough grazings - 1.66 Ha (4.10 acres); Mixed woods - 6.28 Ha (15.52 acres); Roads/Buildings/Other - 0.35 Ha (0.87 acres). TOTAL - 11.84 Ha (29.26 acres).

#### LAND USE CLASSIFICATION AND IACS

The land is identified by the James Hutton Institute for agricultural use, as a mixture of Grade 5:1 and a smaller area of Grade 4:1 with Class F5 and a smaller area of F4 for forestry use. 11.49Ha of land is registered for Integrated Administration and Control System (IACS) purposes (Farm Code – 534/0003). There are no Basic Payment Scheme (BPS) entitlements held.

#### MINERAL RIGHTS AND SPORTING RIGHTS

Insofar as these rights form part of the seller's title, they are included within the sale.

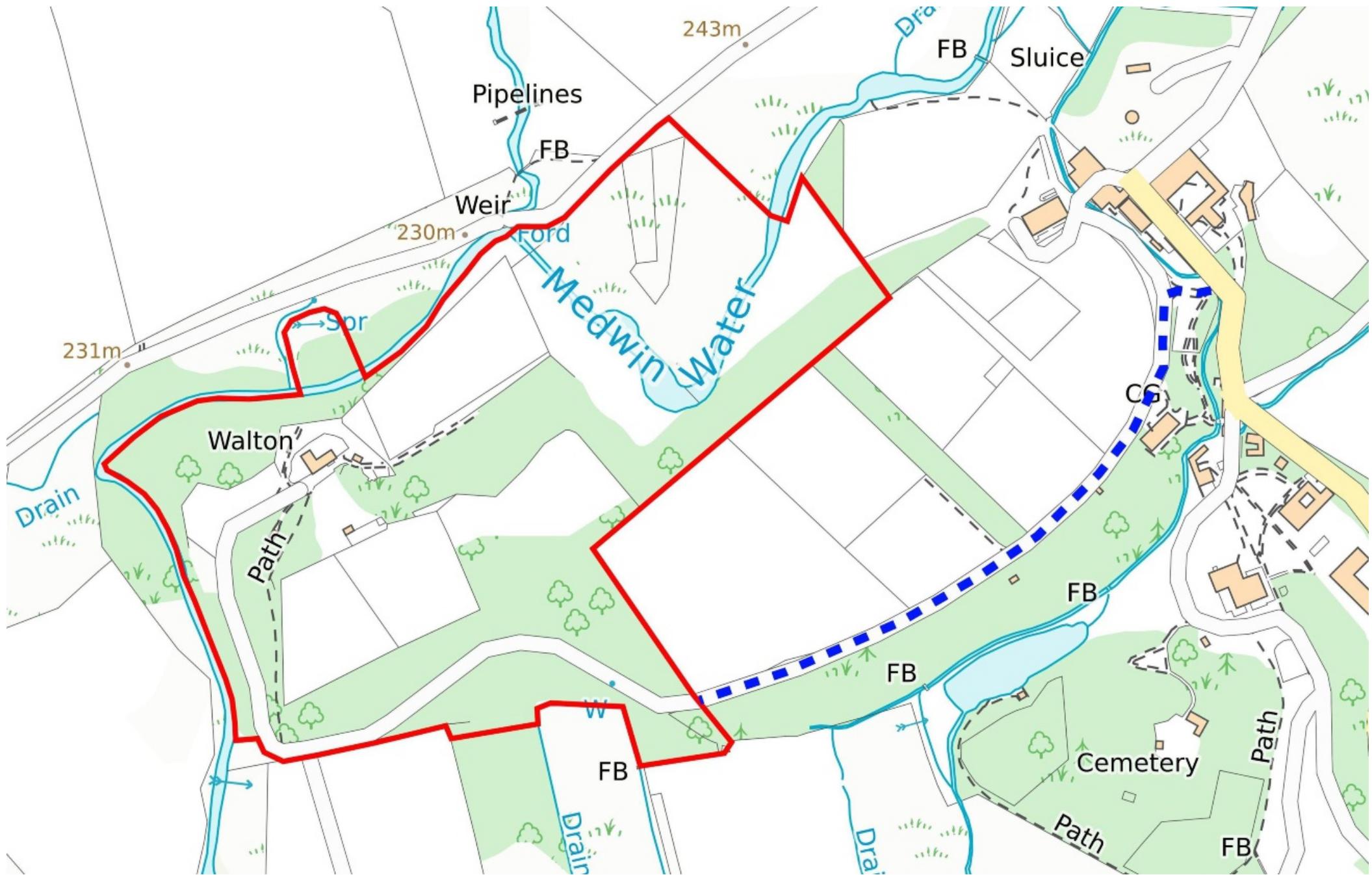
#### VIEWINGS AND FURTHER INFORMATION

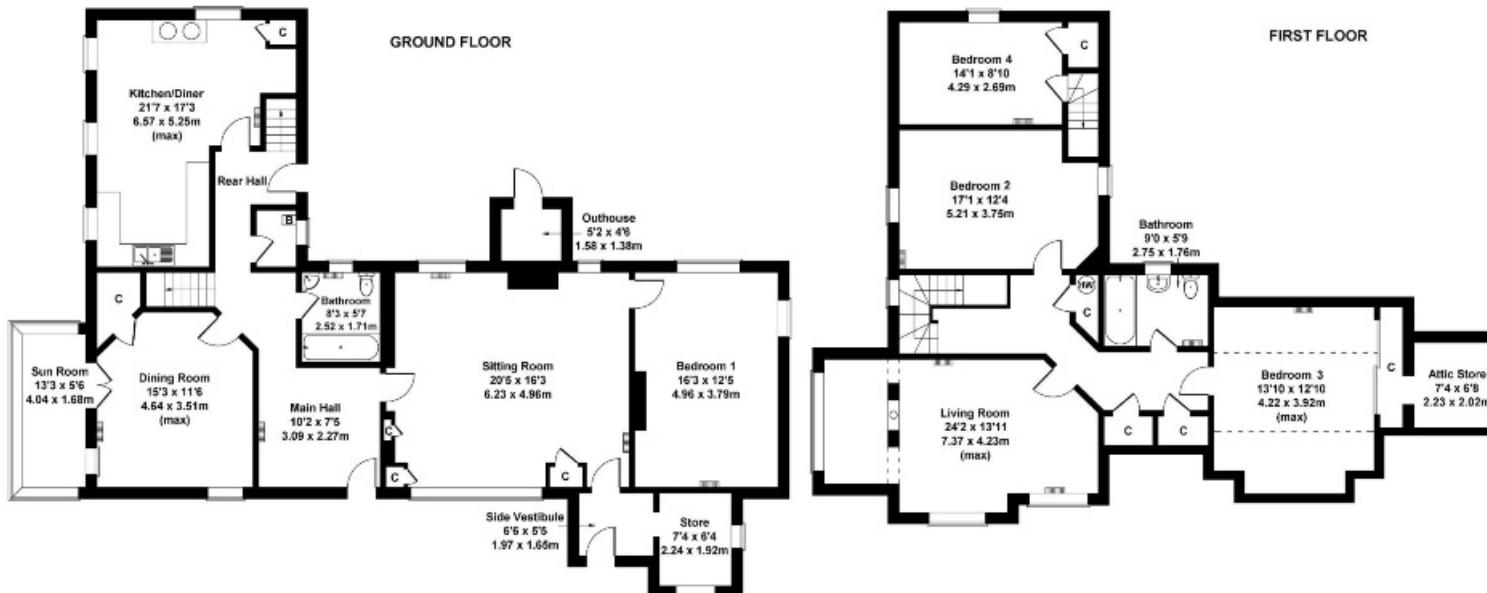
For further information or to arrange an appointment to view please contact Walker Scott Ireland Ltd. Viewing is strictly by appointment. Please note that the fields may be grazed by stock (horses and sheep) at the time of viewing and viewers must take all steps not to unduly disturb stock or put themselves in danger by approaching stock in a manner that might cause them disturbance. Interested parties are advised to note interest with Walker Scott Ireland Ltd in order to be kept informed of any closing date that is set. Please note, our client need not accept the highest offer, nor indeed any offer.

#### ANTI-MONEY LAUNDERING REGULATIONS

To comply with current Anti-Money Laundering Regulations, any offer presented must be accompanied with Notarised/certified photographic evidence of the purchaser's identity and separate evidence of the purchaser's residential address, or the offering parties must attend our offices with the original documents, before any acceptance of the offer can be confirmed and the property put "Under Offer".







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WALTON COTTAGE, DOLPHINTON, WEST LINTON, DH4 7HU Reference number: 9900-4155-0822-0096-1555

	Current	Potential
(B2 plus) A		
(B1-01) B		
(B2-02) C		79
(E5-05) D		
(E2-04) E		
(D1-03) F		
(H1-00) G	23	
Not energy efficient - higher running costs		



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