EYNHALLOW
4 Loanend Park, Dolphinton, West Linton, EH46 7HZ

Offers Over £465,000
Substantial detached family home occupying around 1/3 acre with sweeping lawns and panoramic views. This modern property constructed in 2009 has all the benefits of modern day luxuries whilst enjoying the tranquility of its idyllic rural setting. Presented for sale in pristine condition, with well appointed accommodation, high ceilings, lots of natural light, and a south facing rear garden. Early viewing recommended.

**Accommodation Details:**

**GROUND FLOOR:**
- Entrance Vestibule
- Hall
- Sitting Room with open fire place
- Family Room
- Kitchen / Dining Room
- Study / Bedroom 6
- Utility Room
- W/C

**FIRST FLOOR:**
- Master Bedroom with en-suite Bathroom and separate shower
- Guest Bedroom with en-suite Shower room
- Three further double Bedrooms
- Family Bathroom

**ADDITIONAL INFORMATION**
- Oil fired central heating
- Double glazing
- Generous built-in wardrobes in all Bedrooms
- Integrated double Garage
- Block paved driveway with ample parking
- Extensive Gardens

The property lies in a small hamlet of four similar properties on the northern outskirts of the village of Diphinton, a short walk from Garvald and just 4 miles from West Linton. Within the catchment area for West Linton Primary School and the highly regarded Peebles High School with local school bus service provided. Several Edinburgh private schools also offer pick-up and drop-off service for the area.

**Situation:**
Surrounded by spectacular scenery with the Pentland Hills on the doorstep offering superb walks, cycling, mountain biking and horse riding. Kareoke stables and livery yard is just a couple of minutes walk away. There is a thriving local community with a superb 18 hole golf course, tennis club, bowling club, pub, restaurants, Co-Op, Post Office, toddlers’ playgroup, nursery and Primary school in nearby West Linton (4 miles). Eynhallow provides the perfect location for those looking to enjoy an idyllic rural lifestyle whilst benefiting from close proximity to more extensive facilities available in Edinburgh (22 miles) and the neighbouring towns of Peebles (12 miles), Penicuik (12 miles) and Biggar (8 miles). For those wishing to commute to Edinburgh, the Edinburgh city bypass is only around a 25 minutes drive by car. There is also a regular Stagecoach bus service into Edinburgh that is a 5 minute walk away.

**Fixtures and Fittings:**
Included in the sale are the white goods, Wood Store, Shed, Trampoline and Swing set.

**Services:**
- Mains electricity and water. Septic tank drainage. Oil fired central heating. BT landline and satellite television.

**EPC:**
- D

**Viewings:**
By appointment only with the Seller on 07944 806046 or with the Selling Agents on 01721 723989.

**Council Tax:**
- Band G

**Offers**
Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.
Interested in this property?
Peebles
Call 01721 723999

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Phone: 01721 723999
Fax: 01721 723888
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm

Also At:
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Jedburgh, Tel 01836 863 202
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Full members of:

Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.