



GREENWAYS

Medwyn Road, West Linton, EH46 7HA





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A beautifully appointed and recently renovated 5-bedroom home providing versatile accommodation, excellent outdoor amenities, double garage and captivating rural views, within close proximity of West Linton's village centre and within commuting distance of Edinburgh.

West Linton 0.4 miles, Biggar 12.1, Peebles 14.1 miles, Edinburgh 17.5 miles, Edinburgh Airport 21 miles (All distances are approximate).

Summary of Accommodation:

Ground Floor: Entrance Hall, Open Plan Sitting – Dining – Kitchen, Utility Room, Cloakroom and Coat Cupboard.

First Floor Half Landing: Study/Double Bedroom.

First Floor: Landing, Principal Bedroom with En Suite Bathroom, Double Bedroom/Dressing Room, Two further Double Bedrooms and a Shower Room.

Garage: Double Garage with manual doors and separate workshop.

Garden: The property enjoys a front and rear garden, both predominantly laid to lawn, with a large patio perfect for alfresco dining.

About: 0.57 Acres.



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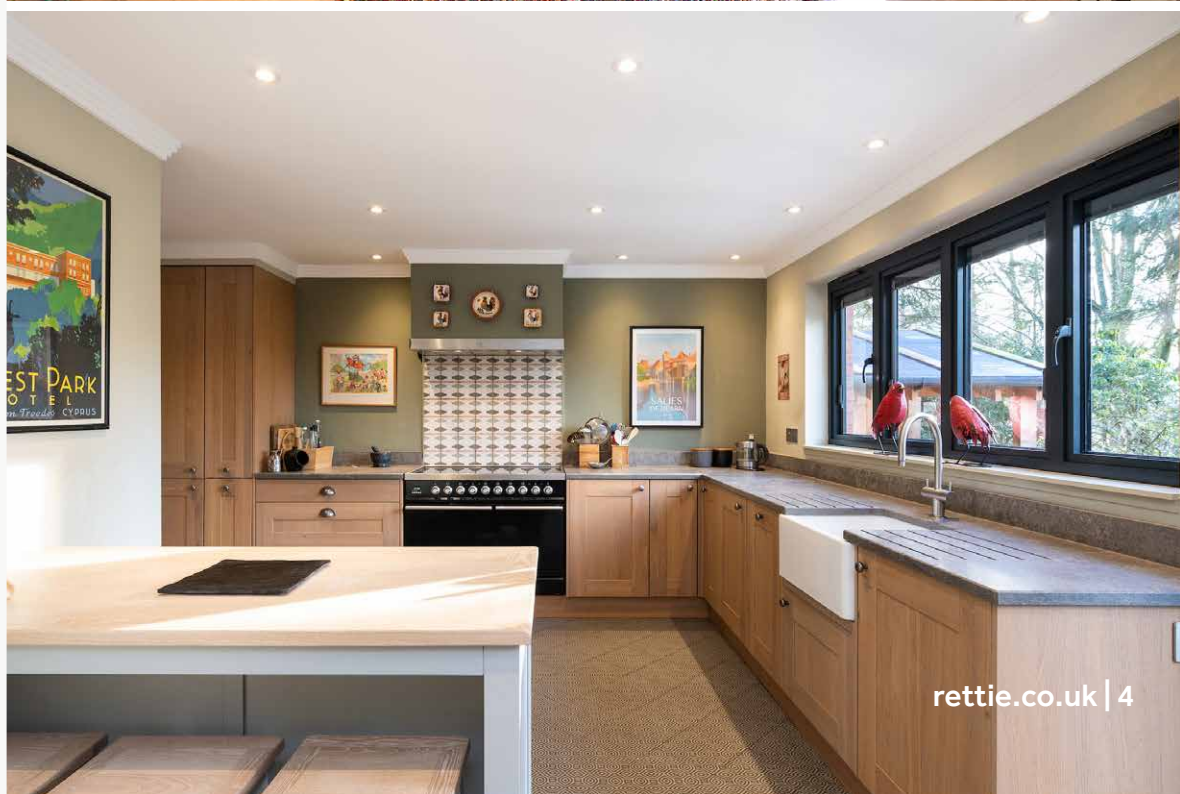
Situation:

Greenways is situated 0.4 miles north of West Linton's village centre, which offers an impressive range of amenities for a village of its size, making day-to-day living both convenient and enjoyable. At the heart of the community is a well-stocked Co-op supermarket, complemented by a selection of independent shops including a bakery, gift and craft stores, and practical services such as a post office and pharmacy. Food and leisure options are equally appealing, with popular cafés, a welcoming village pub, and restaurants that draw visitors from surrounding areas, with Whitmuir Farm Shop and butcher also only 5 miles away. Families benefit from a highly regarded primary school and excellent nursery facilities, while secondary schooling is easily accessible in nearby Peebles and Penicuik. The Health Centre provides reliable local medical care, supported by dental and veterinary services within the village.

For recreation, West Linton offers a wealth of opportunities: the acclaimed West Linton Golf Club sits on the edge of the village and is a 5 minute walk from the property, and countless walking and cycling paths weave through the Pentland Hills and surrounding countryside. Equestrian centres, community sports groups, children's play areas, and regular social events all contribute to West Linton's vibrant, friendly atmosphere. Together, these amenities ensure a high quality of life in a beautifully scenic rural setting.

General Description:

Greenways is approached via Medwyn road which is a quiet residential street to the North of West Linton, this exceptional home announces itself with a sense of calm, seclusion and privacy with vehicular access gates that open to a wide private gravel driveway, offering parking for multiple cars in front of the double garage. Set well back from the road and sheltered by its charming front garden, the house displays a handsome brick façade beneath a classic tiled roof—an elegant first impression that hints at the quality found within. Recently transformed through an extensive renovation, the property now benefits from a contemporary gas central heating system, new double-glazed windows and doors, and refreshed interiors that blend modern comfort with timeless style.



Stepping through the front door, you are welcomed into a warm and inviting entrance vestibule, where beautiful parquet flooring immediately sets the tone for the craftsmanship throughout. A partially glazed internal door leads through to the heart of the home: a wonderfully bright and flowing open-plan kitchen, sitting and dining space. The sitting area offers generous proportions and centres around a charming log-burning stove, its gentle warmth complemented by bi-fold doors that open and connect seamlessly with a sun-soaked paved patio and the rear garden. From here, sweeping views over the front garden, surrounding countryside and Mendick Hill create a serene backdrop.

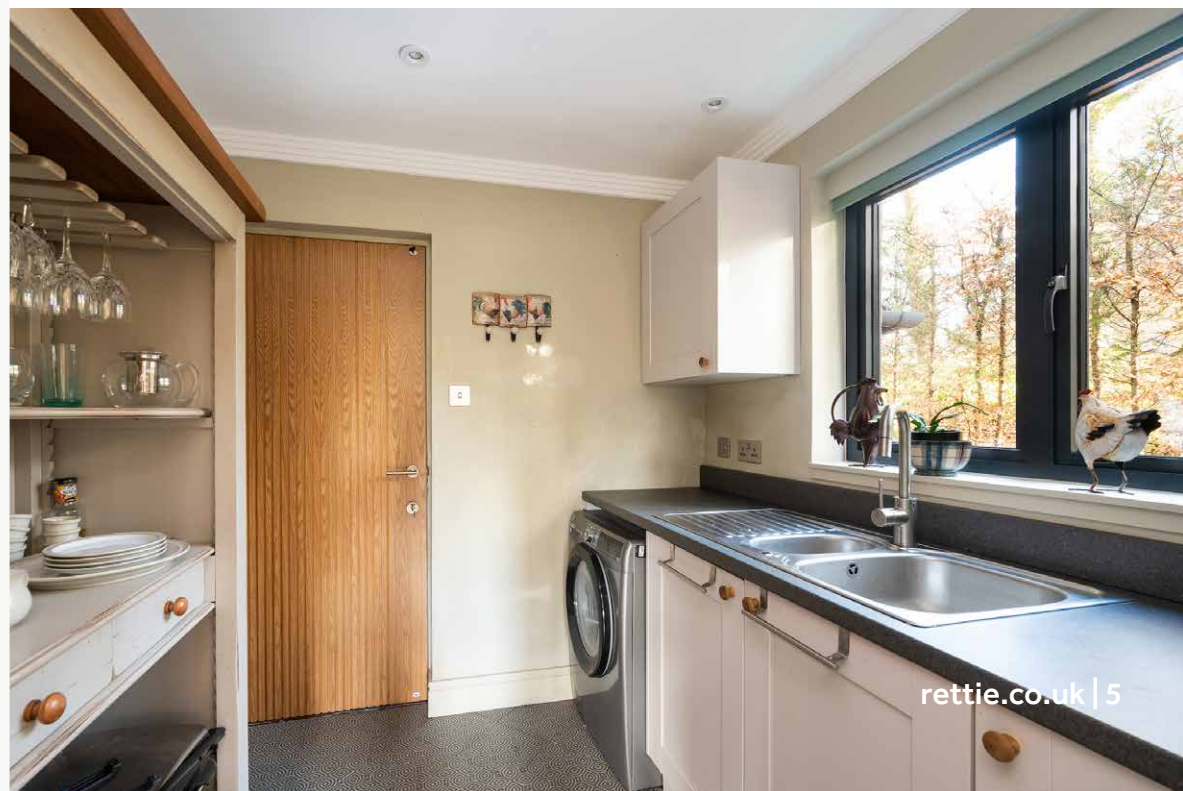
The dining area, bathed in natural light, enjoys large picture windows that frame views of the rear garden, creating a perfect setting for relaxed family meals and vibrant dinner parties alike. The kitchen itself is a generous and beautifully appointed space, fitted with an excellent range of wall and base units and anchored by a moveable central island that invites both cooking and conversation. A Belfast sink overlooks the tranquil rear garden, while high-quality appliances—including a Britannia range double oven with six-ring induction hob, Bosch dishwasher, full-height fridge and a pull-out pantry drawer—ensure the kitchen is as functional as it is stylish.

A discreet pocket door reveals a highly practical utility room with additional cabinetry, a basin, and plumbing for laundry appliances. An open alcove provides a dedicated pantry space with generous shelving, with an internal door giving access to the double garage. Returning to the kitchen there is an additional external door that leads directly to the patio and garden, offering an easy route for outdoor dining and seasonal living.

Returning to the entrance hall, a cloakroom with WC and wash hand basin sits alongside a large coat cupboard, offering excellent storage for family life. From here, stairs rise to a half landing where a partially glazed door opens into a versatile room currently used as a study and additional living space—equally suitable as a comfortable double bedroom.

Ascending to the first floor, the landing leads to an exquisite principal bedroom that enjoys breathtaking, elevated views across the rear garden and rolling countryside towards Mendick Hill. This calming sanctuary benefits from built-in wardrobes and a generous en suite bathroom complete with bathtub and handheld shower, walk-in shower, wash hand basin, WC and open shelving.

A further double bedroom, currently arranged as a stylish dressing room, sits adjacent, while two additional double bedrooms offer excellent family accommodation. One enjoys a stunning outlook towards Mendick Hill, while the other overlooks the leafy front garden; both are fitted with built-in wardrobes. A contemporary shower room with walk-in cubicle, WC and wash hand basin completes the first-floor accommodation. A partially floored loft accessed from the landing provides further practical storage.



Garage:

From the utility room, a door leads into the internal double garage, a spacious and versatile area with manual doors and is home to the hot water tank. To the rear of the garage, a door opens into a timber-framed workshop containing the gas Worcester boiler, built-in shelving and storage cupboards.

Garden:

The exterior of Greenways is every bit as impressive as its interior, beginning with a beautifully tended front garden. Predominantly laid to lawn and dotted with mature shrubs and specimen trees, it creates a peaceful green buffer between the house and road. A set of stone steps leads up to a gravel pathway that winds gracefully towards a charming pedestrian gate opening onto Medwyn Road.

At the rear, the garden is a private oasis designed for both relaxation and outdoor living. A stunning paved patio stretches across the back of the house, providing an idyllic space to entertain or simply enjoy a quiet glass of wine on a summer evening. Adjacent sits a timber-framed outdoor kitchen, perfectly placed for al fresco dining. Steps descend from the patio to a generous lawn bordered by an herbaceous bed that bursts with colour through the seasons. At the far end of the garden, a second flower bed shelters beneath mature shrubs and specimen trees, beyond which stands a timber garden shed.

In the far corner, a gravelled area with large vehicular access gates offers yet more parking and excellent versatility. Planning permission is also in place for the erection of an additional garage or workshop in the corner closest to the front driveway, providing exciting potential for future development.

Throughout the grounds, the property enjoys uninterrupted views over neighbouring farmland and towards the iconic rise of Mendick Hill—one of its most breathtaking and defining features. This is a home where tranquillity, space and scenic beauty come together in perfect harmony.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Planning Permission:

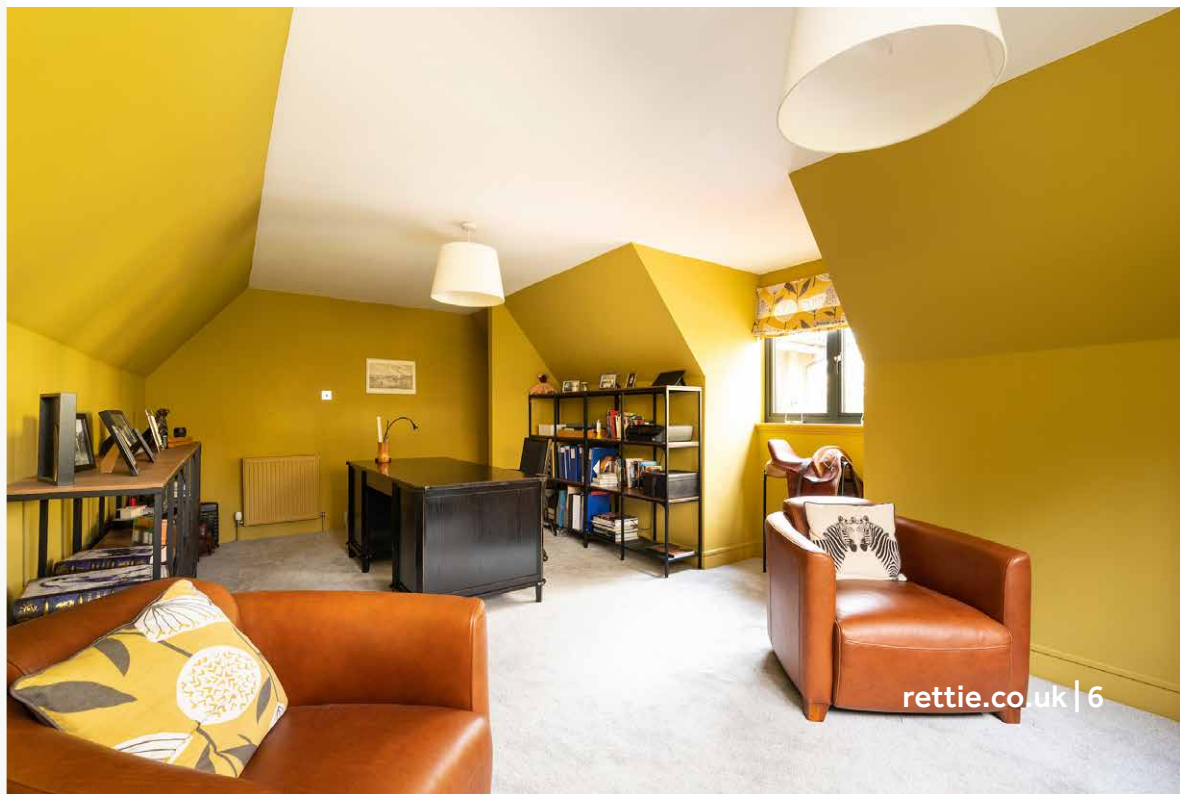
Details of planning permission for new garage can be obtained from Scottish Borders website. Planning Ref (25/00681/FUL).

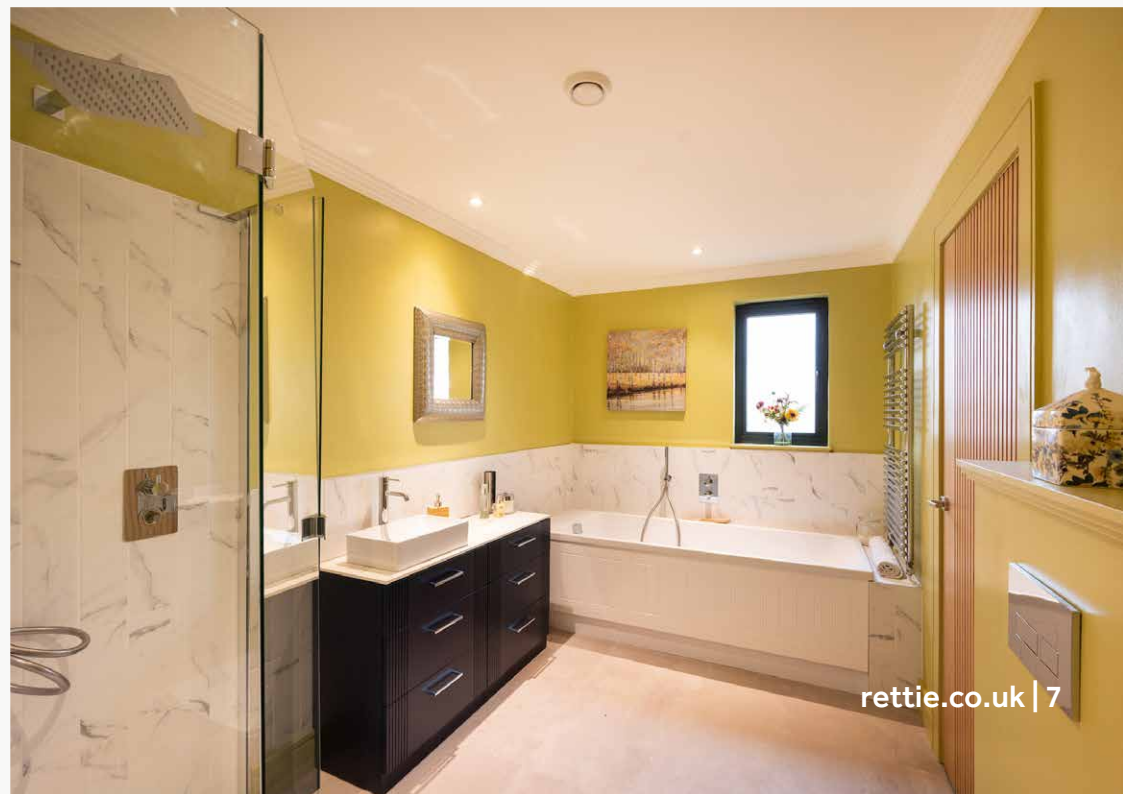
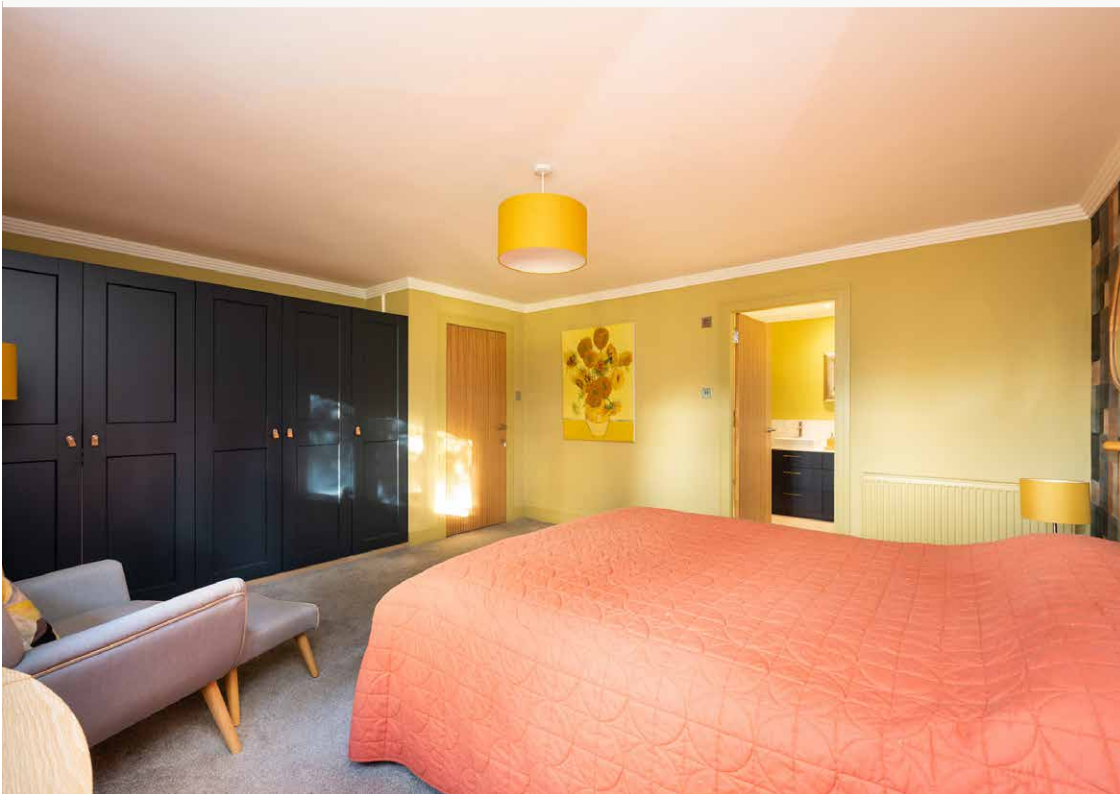
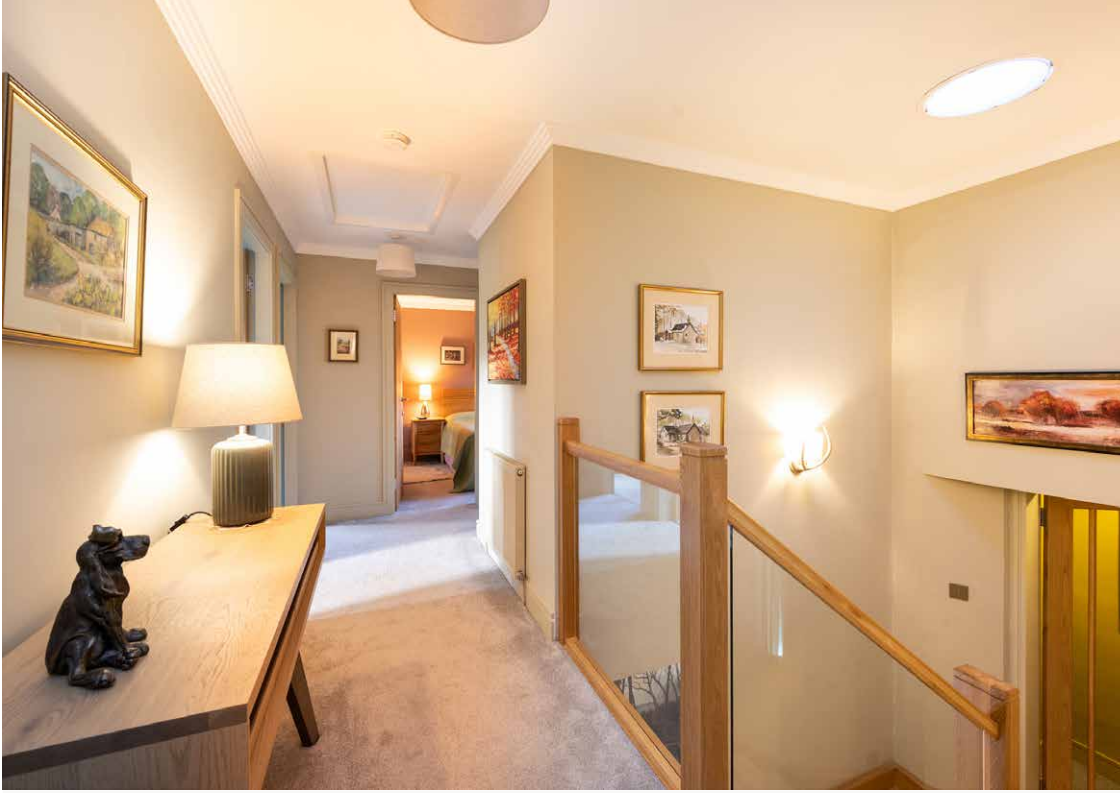
Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH46 7HA.

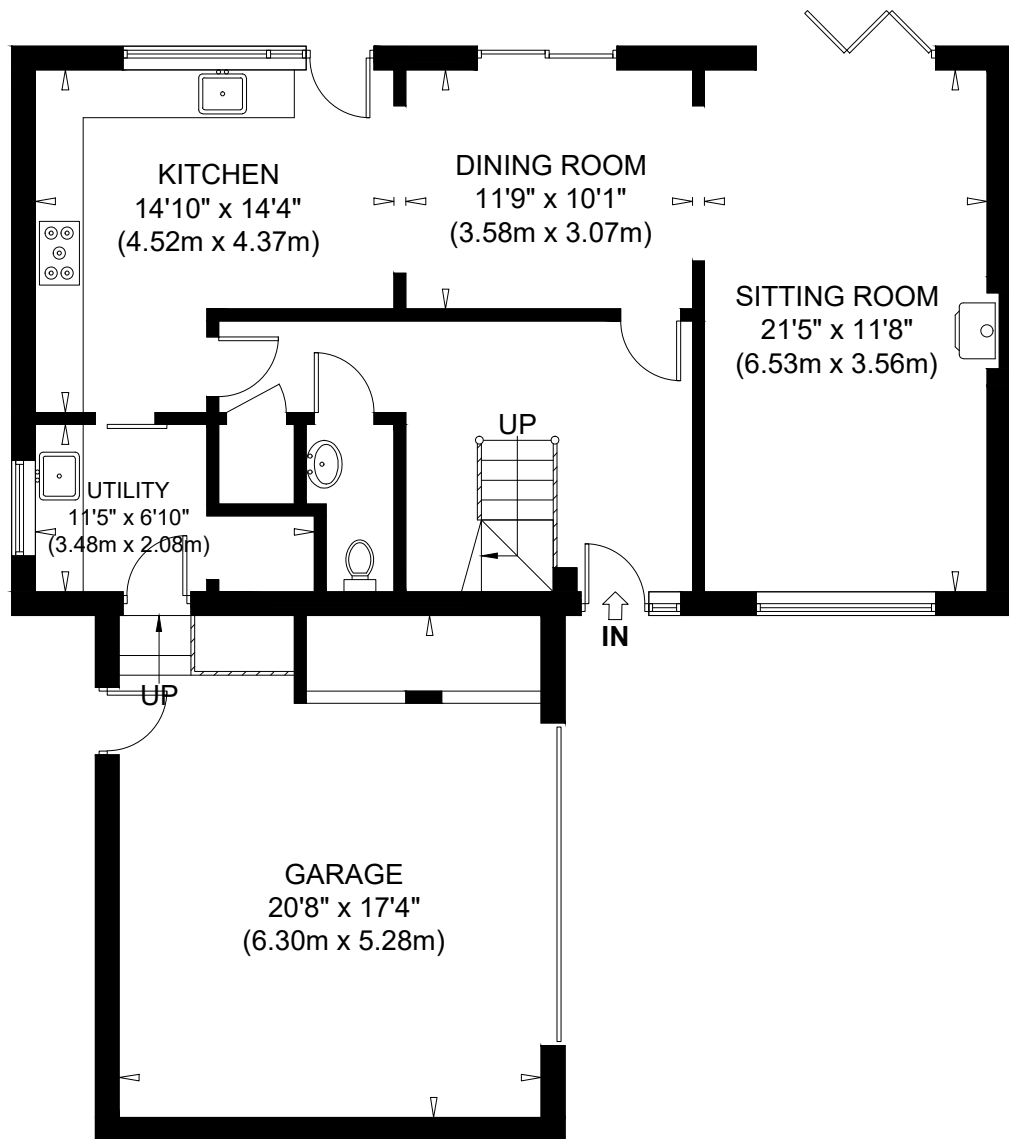
Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included in the price.

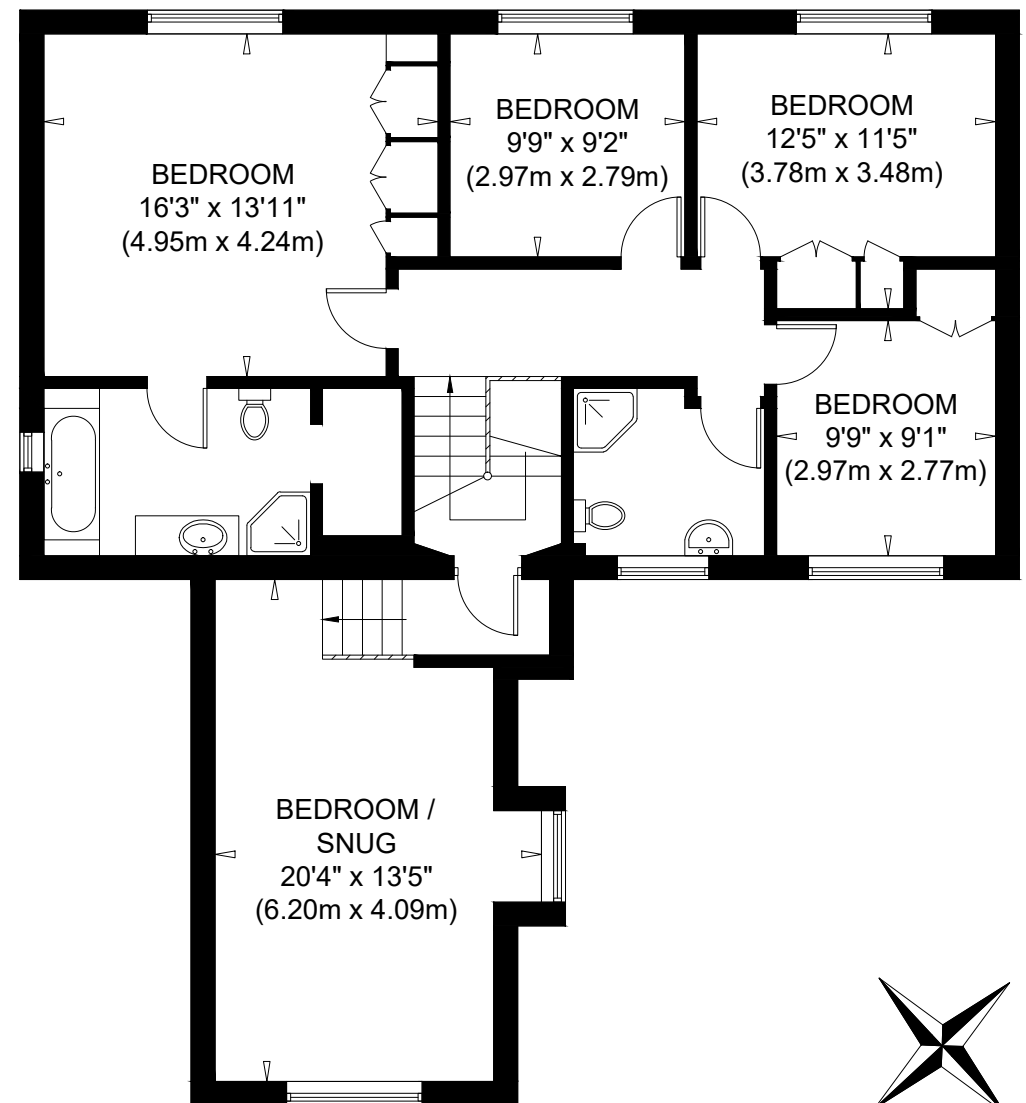




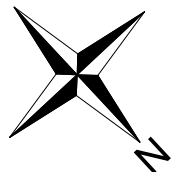




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 113.4 SQ M / 1220 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 102.9 SQ M / 1107 SQ FT



GREENWAYS
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 216.3 SQ M / 2328 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

LPG gas, water, electricity and drainage.

Local Authority

Scottish Borders Council, Council Headquarters, Newtown St. Boswells, Melrose, TD6 0SA
- Phone 01835 824000.

Council Tax

Band G.

EPC Rating

Band TBC.

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

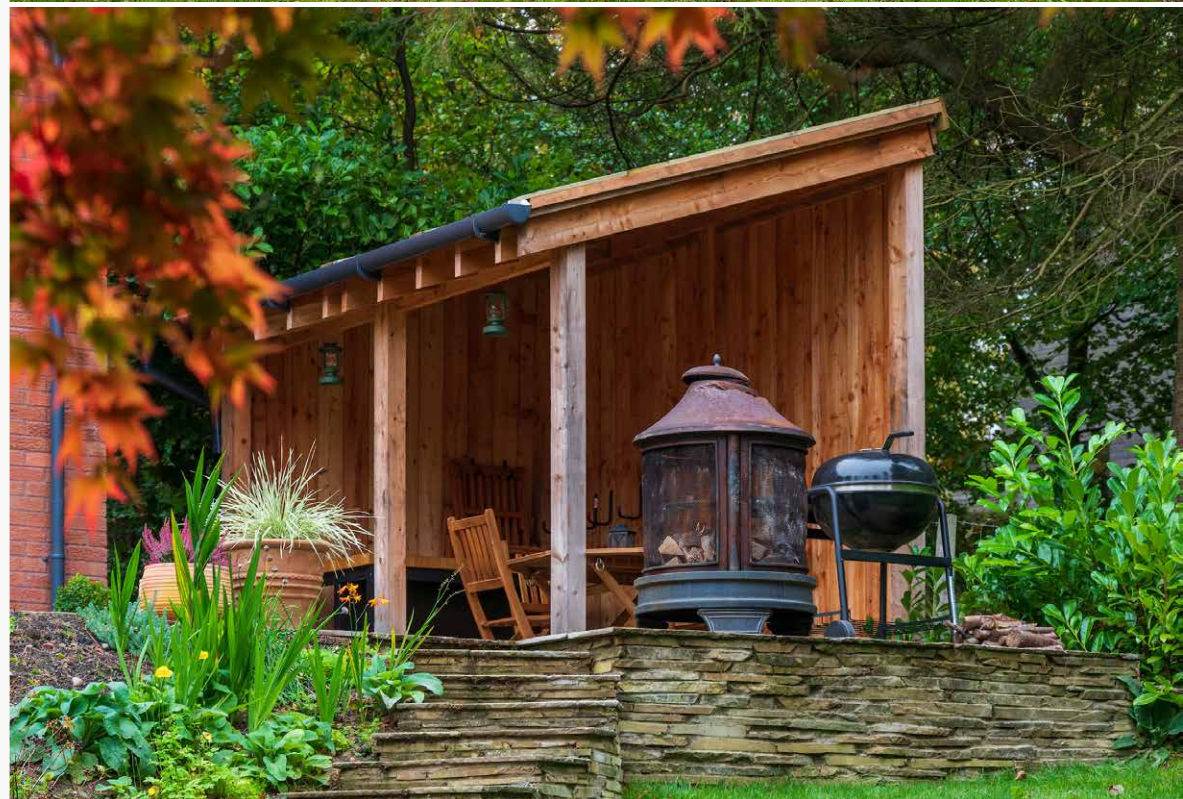
Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites and Social Media

This property and other properties offered by Rettie can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.thelondonoffice.co.uk.

In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.



Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.





RETTIE

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