



HAZELDENE

7 Mackenzie Gardens, Dolphinton, West Linton, South Lanarkshire EH46 7HS



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South Lanarkshire EH46 7HS

A fantastic 4-5 bedroom family home near to the picturesque market town of West Linton, boasting a large, secluded garden with lovely views of the surrounding countryside, and within commuting distance to Edinburgh.

West Linton 5 miles, Biggar 7 Miles, Penicuik 13 miles, Edinburgh City Bypass 16 miles,
Edinburgh City Centre 22 miles (all distances are approximate)

Summary of Accommodation

Ground Floor: Entrance Porch, Dining Hall, Sitting Room, Conservatory, Dining Kitchen, Bedroom 4/Snug, Bedroom 5/Study, Shower Room, Utility Room and an adjoining Garage

First Floor: Landing, Principal Bedroom with Ensuite Shower Room, Two Double Bedrooms and a Family Bathroom

Garden: Large surrounding garden extending 0.8 acres, mainly laid to lawn with mature trees and shrubs and a gravel parking area

Garage & Car Port: Single garage adjoining the house which is supplied with electricity and a single detached car port

About: 0.8 acres



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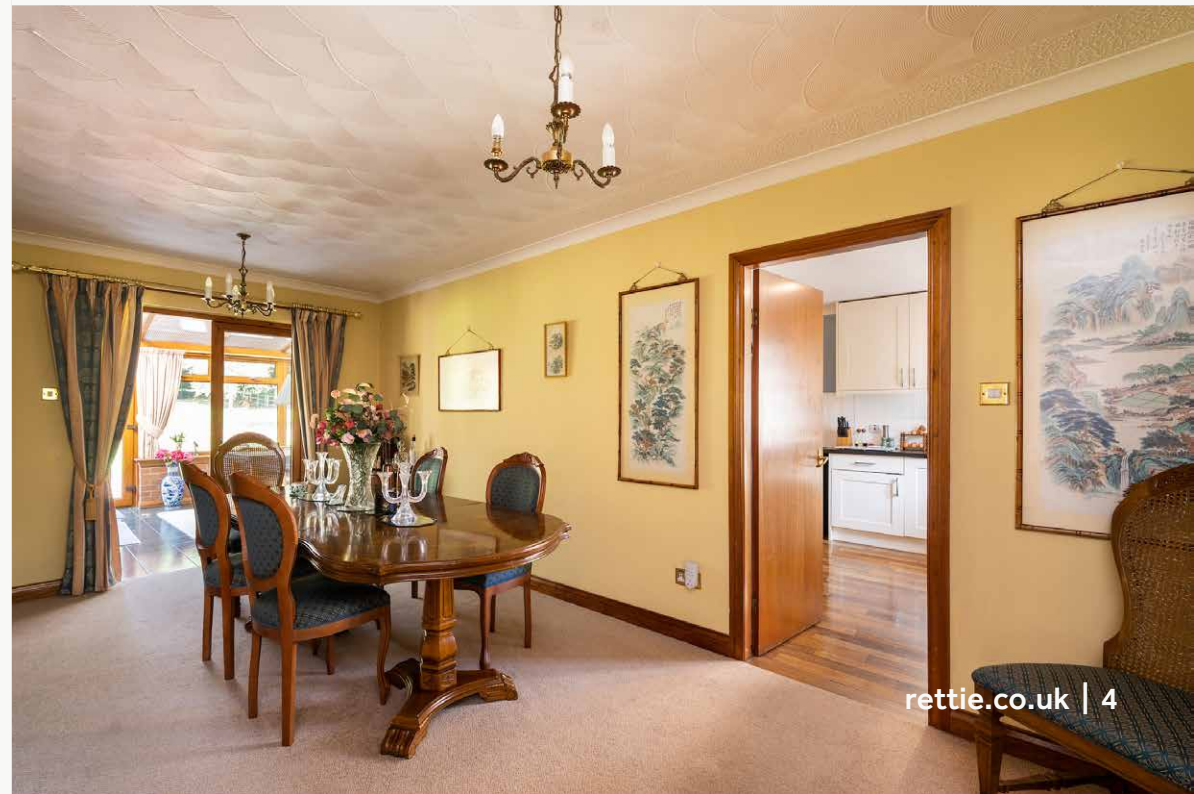
Situation

Hazeldene is situated within a quiet cul-de-sac near to the picturesque conservation village of West Linton and amidst glorious open countryside. Located only 16 miles south of Edinburgh, the house is ideally positioned to enjoy all the ideals of rural living and yet within easy commuting distance to the city.

Dating back to the Iron Age, West Linton is steeped in history and is said to be one of the oldest market town settlements in Scotland. Today it is best known for its rich medieval market heritage, local stonemasonry and the historic Whipman Play – one of Scotland's oldest Common Ridings. The picturesque village offers an impressive range of amenities for its size including a well-stocked Co-op supermarket complemented by a selection of independent stores and facilities incorporating a post office, newsagents, gift shop, pharmacy, health centre and hair/beauty salon. Dining options are equally appealing with a popular café – the Olde Toll Tea House and a welcoming village pub, The Gordon Arms, which incorporates a popular restaurant that draws visitors from the surrounding areas. Further amenities can also be found in the larger market town of Biggar which is only 7 miles away.

Edinburgh City Bypass is approximately 16 miles north of the property and within easy commuting distance by car, with a regular bus service operating along the nearby A702 to Edinburgh. The Straiton Park & Ride service is approximately 18 miles away and offers free parking and easy access into the city.

For schooling, Dolphinton is in the catchment area for Biggar Primary and Biggar High School, with West Linton Primary School and the highly regarded Peebles High School also available. In addition, there are a number of private schools available in Edinburgh to include Merchiston Castle, St George's, Mary Erskine's, George Watson's College, Fettes and Loretto in Musselburgh.



For recreation, West Linton offers a wealth of opportunities. The acclaimed West Linton Golf Club sits on the edge of the village, with countless walking and cycling paths that 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.

Description

Hazeldene offers a wonderful 4-5 bedroom family home in a superb semi-rural location that feels incredibly private and yet still within commuting distance to Edinburgh. Built in the 1980's, the property features double glazing throughout and offers flexible accommodation across two floors.

The front door opens into an entrance porch which in turn leads into a spacious dining hall with French windows through to the conservatory as well as access to all the principal rooms on the ground floor. The triple aspect sitting room benefits from a central open fireplace with lovely views over the front garden that features various cherry trees that showcase a wealth of colourful blossoms throughout the spring.

The dining kitchen has a range of wall and floor mounted units together with various appliances which include a Belling range oven with electric 4-ring hob above, a freestanding tall fridge and freezer, a dishwasher and an integrated under counter fridge. There is ample space for a breakfast table together with French doors opening directly into the large conservatory which also provides additional space for a large dining area. Beyond the kitchen is a utility room with a washing machine and tumble drier, as well as access to a smaller bedroom 5/study and a door leading into the garage.

The spacious conservatory is a real feature of the house and offers a fantastic space for both dining to one end and a sitting area to the other, with French doors leading out to the rear garden that make this a wonderful room for entertaining. A ground floor double bedroom/snug also benefits from French doors leading directly into the conservatory, with a large integrated wardrobe and a shower room adjacent.

Returning to the dining hall, stairs ascend to the first-floor landing where the principal bedroom benefits from an ensuite shower room and integrated wardrobes that also provide further access to eaves storage. There are two further double bedrooms, both with integrated wardrobes and lovely views towards the hills in the distance. A family bathroom completes the accommodation with a bath, wash basin and WC, alongside an airing cupboard adjacent that houses the hot water tank.





Garden

Hazeldene benefits from a superb surrounding garden extending to 0.8 acres which is mainly laid to lawn with lovely views over the surrounding countryside. There are a variety of mature specimen trees and shrubs to include cherry trees which blossom in the spring. A large south-west facing gravel terrace to the rear offers a lovely space for alfresco dining with direct access from the conservatory. An additional patio to the front of the property faces east and provides a good spot to enjoy morning breakfast. A small burn runs through the garden creating an attractive water feature which is supplied via a pond on the neighbouring Dolphinton House Estate. The whole garden feels incredible private, bordered by mature hedgerows and timber fencing, which is not overlooked by neighbouring properties. Wrought iron gates lead up the gravel driveway to the front of the house which provides parking for several vehicles.

Garage & Car Port

A single garage, supplied with electricity, adjoins the house with a door leading through to the utility room as well as a rear door that directly accesses the garden. A timber car port stands by the garage and provides additional parking for a single vehicle.

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.

Satellite Navigation

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

Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included in the sale price. This includes all fixtures and fittings, carpets, curtains, blinds, light fittings and white goods.

The ride-on lawn mower is available by separate negotiation.



Entry & Possession

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

Services

Electric storage heaters with mains electricity, water and drainage.

Local Authority

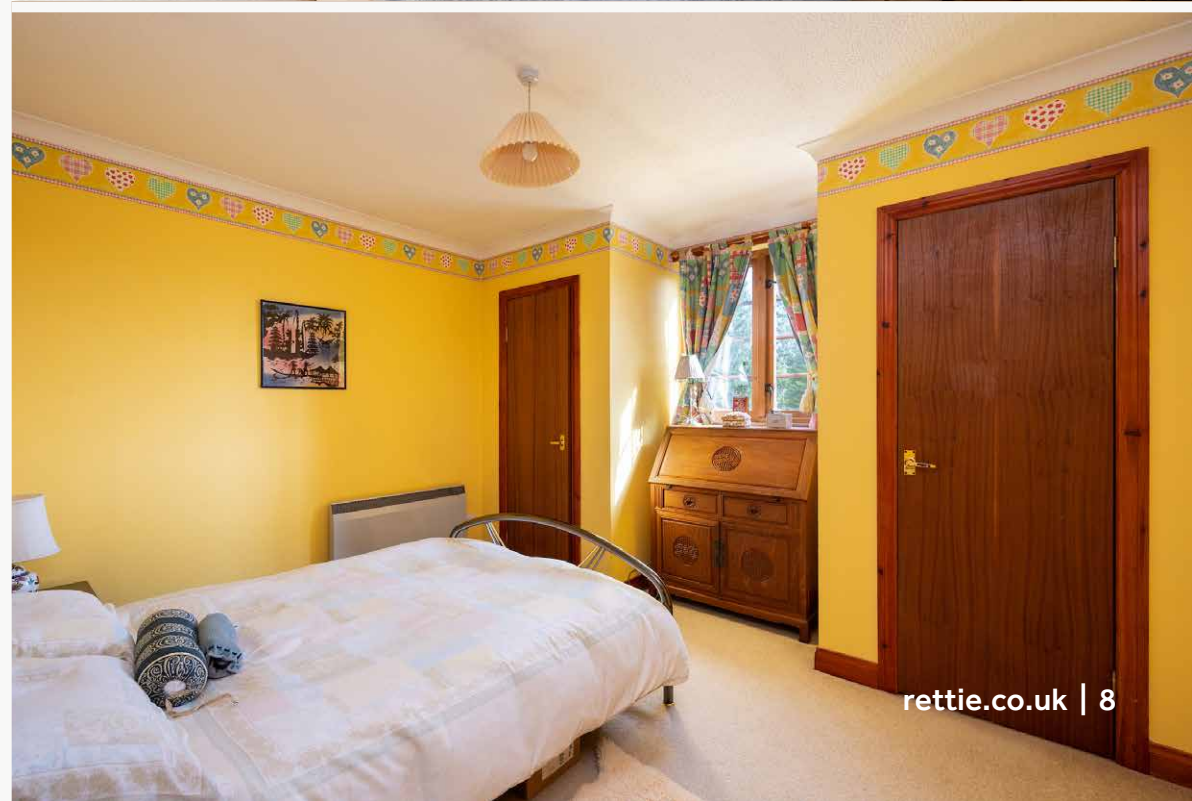
South Lanarkshire Council

Council Tax

Band F

EPC Rating

Band E



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.

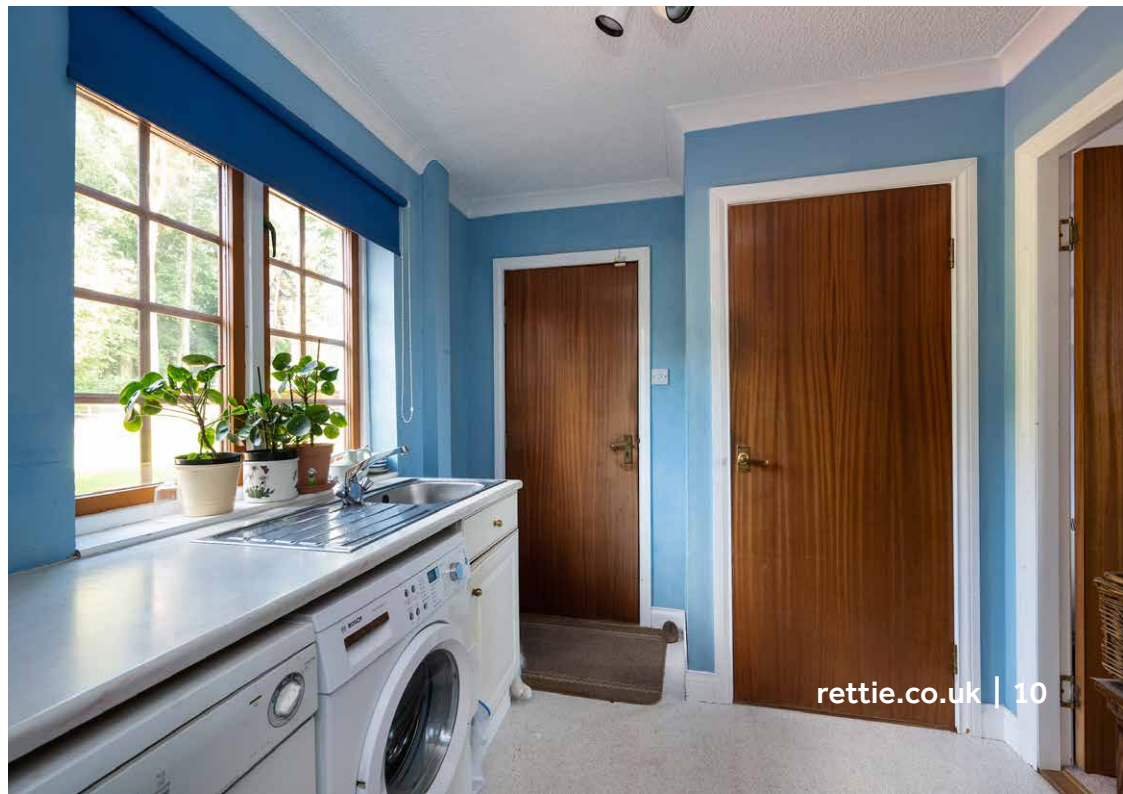
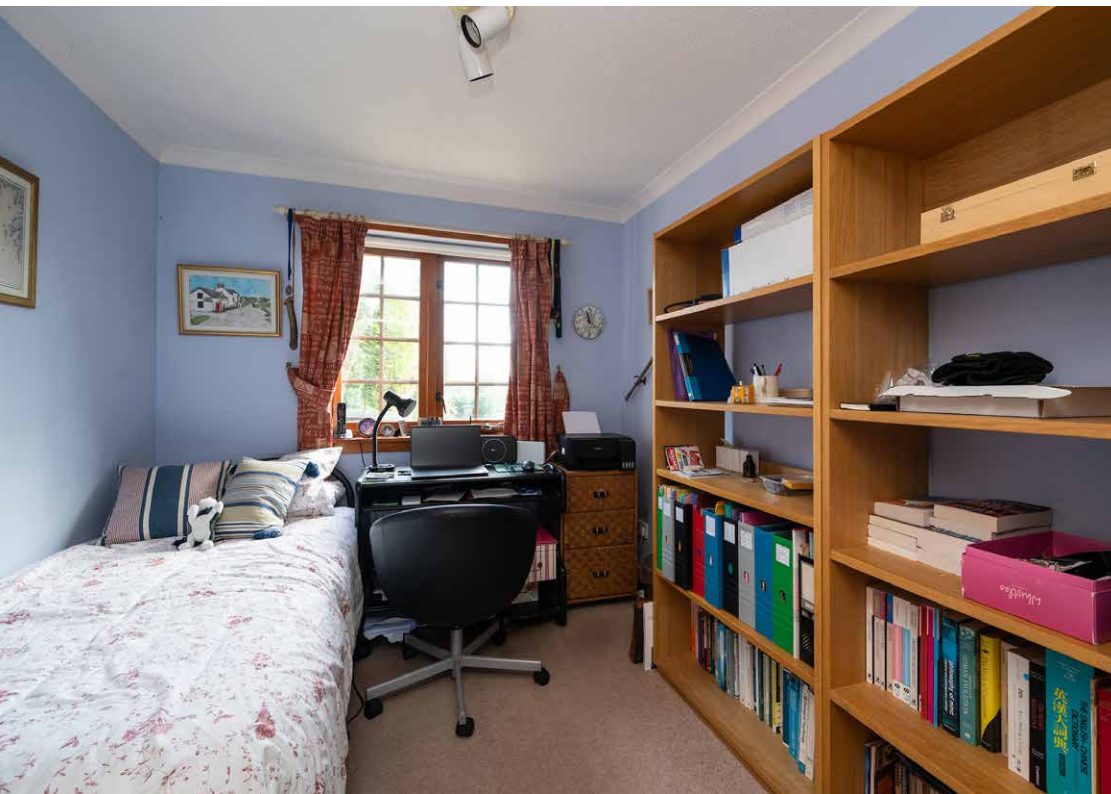
Websites and Social Media

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

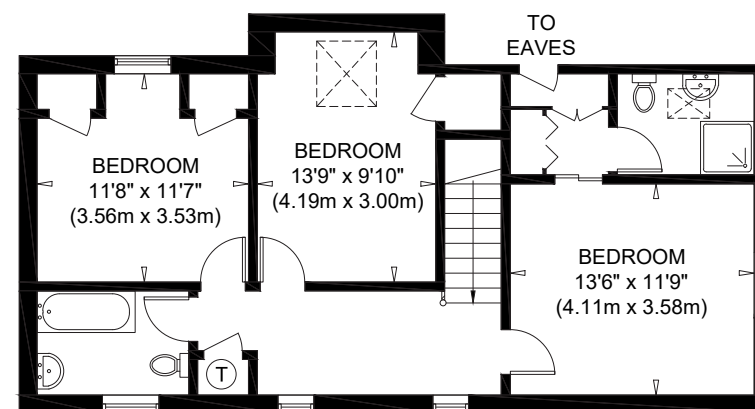
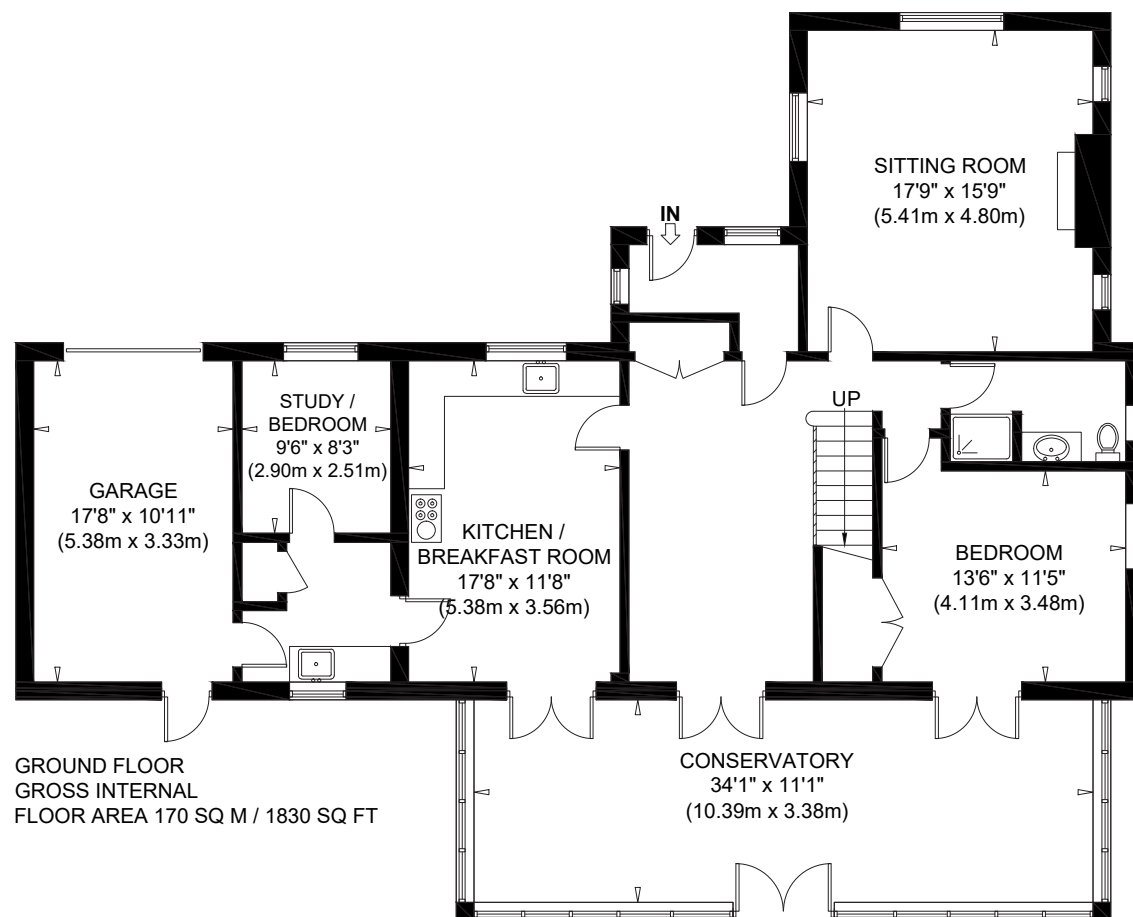
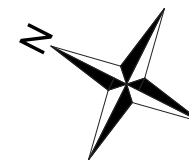
Rettie & Co, their clients and any joint agents give notice that:

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.

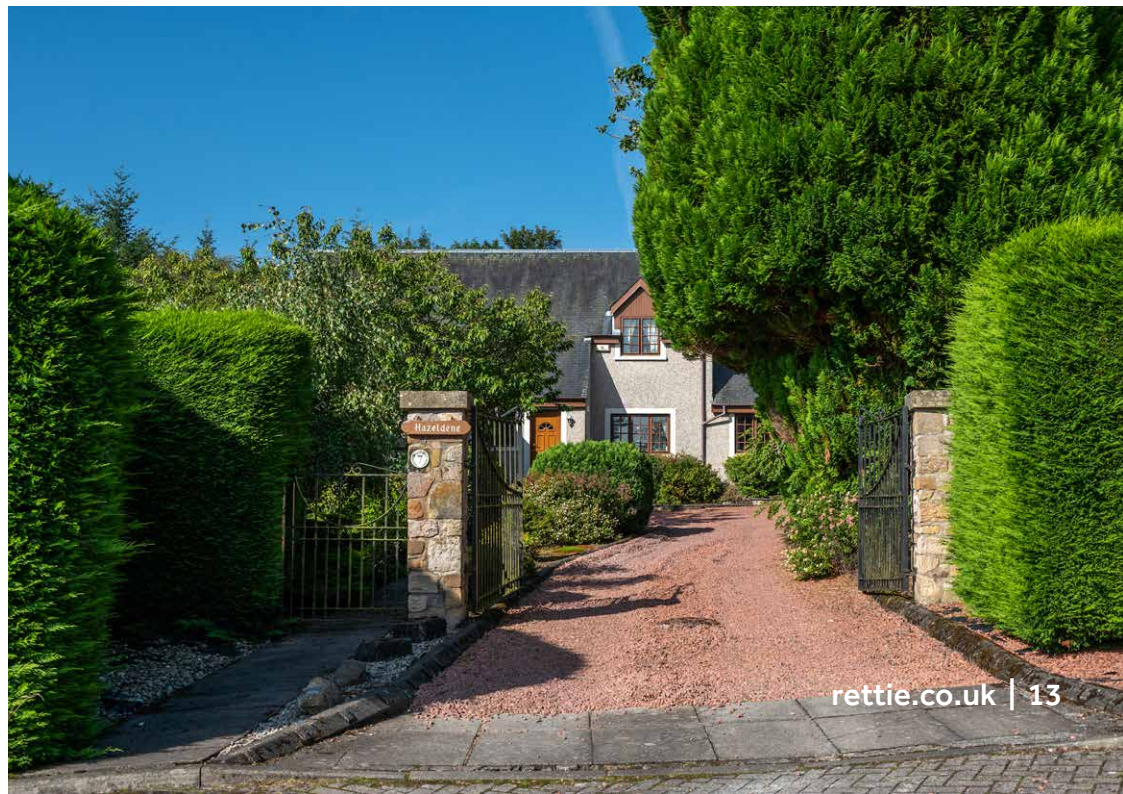
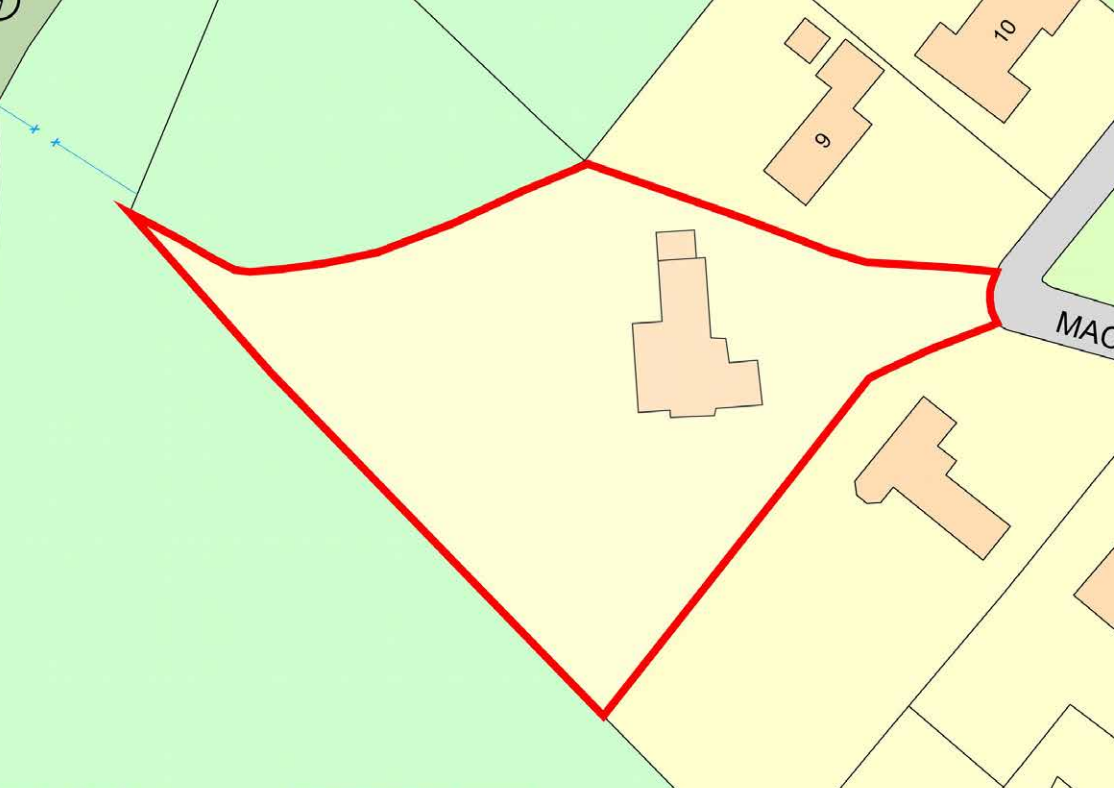
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party 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.





HAZELDENE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 236.7 SQ M / 2548 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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