



4 RUTHERFORD
CASTLE GREEN
WEST LINTON • BORDERS • EH46 7AW


McEwan Fraser Legal
Solicitors & Estate Agents



WEST LINTON GOLF CLUB // LOCAL ATTRACTIONS & VIEWS



PROPERTY EXTERIOR & GARDEN IMAGES



THE property for sale is located just outside

West Linton, a historic conservation village found nestled at the foot of the Pentland Hills. The village itself offers excellent local amenities including a small Co-op, health centre, bank, Post Office, public house, a well regarded Bistro Restaurant, local shops and a highly reputed primary school and nursery school, all of which contribute to an enviable and attractive village lifestyle.

The town of Peebles is approximately 14 miles away and offers secondary schooling as well as a bustling high street with a wide range of amenities including a library, museum, leisure centre and the well known Peebles Hydro Hotel. The area provides an abundance of country sports including hill walking, salmon fishing on the River Tweed, shooting, bowling, tennis, pony trekking and a good selection of golf courses nearby. Penicuik and Biggar are also within easy reach. In addition, the Straiton Retail Park is also easily accessible, providing larger High Street stores, together with a Sainsbury's supermarket, M&S food store and Ikea. West Linton provides ease of access to the A74 connecting to the M6 and Motorways South and both Edinburgh city centre and the Edinburgh International Airport are approximately 30 minutes away by car. The southside of Edinburgh is only 15 minutes away by car.



4
CLYDE



DINING ROOM



PART EXCHANGE AVAILABLE.
Viewing is a must to fully appreciate this truly stunning detached villa (nominated best show home in Scotland), situated in an award winning development within close proximity to Edinburgh.

Internally the accommodation is in excellent decorative order throughout and briefly comprises of ground floor level, entrance vestibule, spacious dining hallway, informal lounge with French doors and remote controlled fire, formal dining room, bay windowed family room/bedroom 5, fully fitted (Kitchens International) breakfasting kitchen with quality wall and base units, granite worktops and professional 6 burner gas range cooker, integrated microwave, wine fridge, dishwasher and American fridge/freezer included, utility room with washing machine and tumble dryer included, W/C, additional utility room and gym with equipment included if required. At first floor level, there is a gallery landing with French doors leading to the formal sitting room with French doors providing access to the spacious balcony with fantastic views. There is also a feature fireplace with living flame gas fire, master bedroom with dressing area and en-suite bathroom, guest bedroom with en-suite shower room and two further bedrooms one with en-suite shower room and there is also a large family bathroom.

Externally there are spacious garden grounds to front, side and rear with the side garden having an astro-turf kids play area. An attractive recently laid driveway provides off-street parking for a number of cars and leads to an integral double garage.

The accommodation in this property can be totally flexible and would allow for more bedrooms if required.

The fixtures and fittings throughout are particularly high-end and it is only by internal inspection that it can be truly appreciated.



KITCHEN



...VIEWING IS A MUST TO FULLY APPRECIATE THIS TRULY STUNNING DETACHED VILLA (FORMER SHOW HOME, SITUATED IN AN AWARD WINNING DEVELOPMENT WITHIN CLOSE PROXIMITY TO EDINBURGH...)



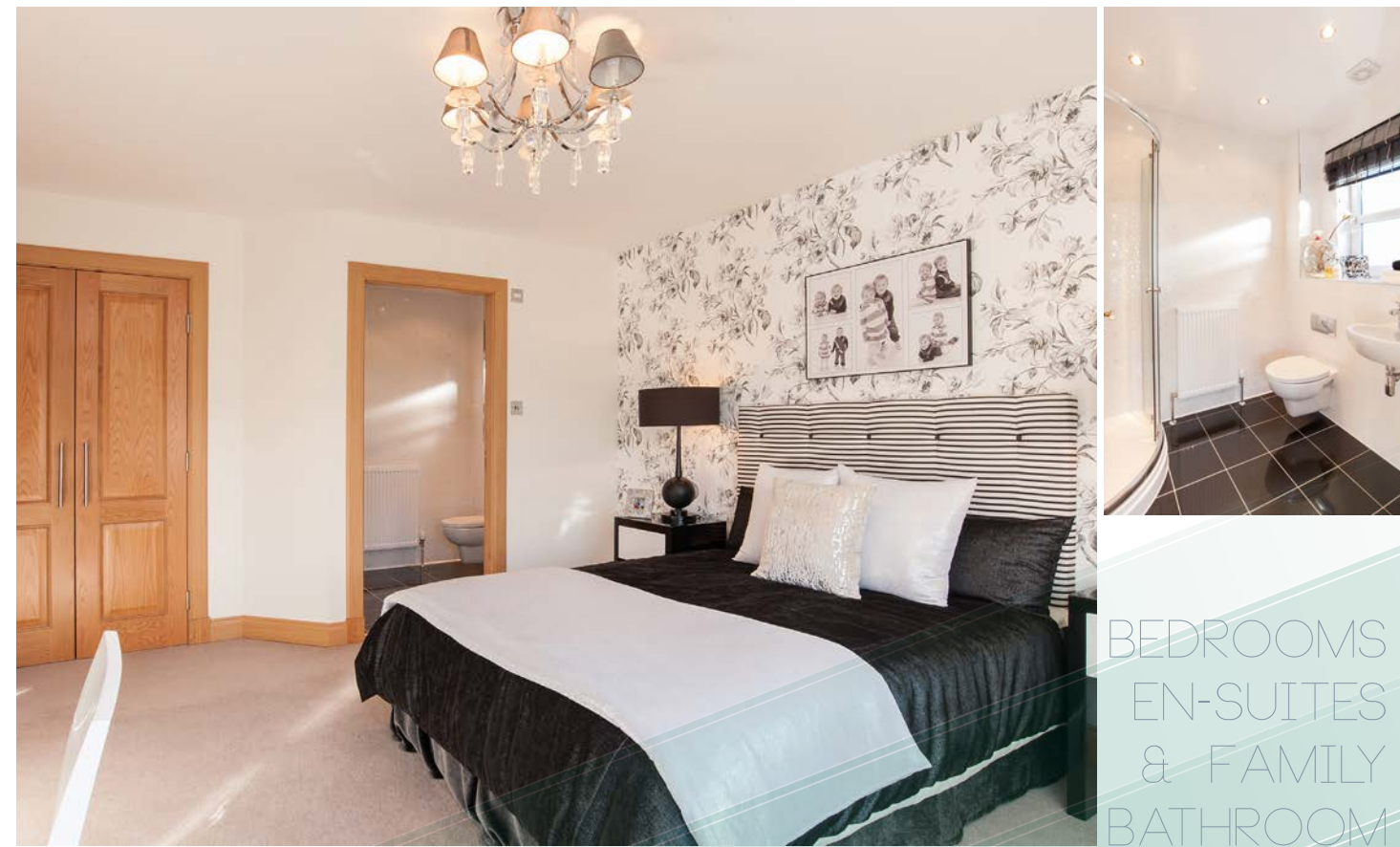
DRAWING ROOM





FAMILY ROOM &
INDOOR GYMNASIUM





BEDROOMS
EN-SUITES
& FAMILY
BATHROOM



BEDROOM &
FAMILY BATHROOM



SPECIFICATIONS

PROPERTY LOCATION & FLOOR PLAN

APPROXIMATE DIMENSIONS
(Taken from the widest point)

Hall	7.09m (23'3") x 5.12m (16'10")	En-Suite	2.00m (7'7") x 1.68m (5'6")
Kitchen	4.78m (15'8") max x 4.58m (15')	Bedroom 4	4.66m (15'3") x 3.80m (12'6")
Family Room/Bed 5	5.86m (19'3") x 3.94m (12'11")	Bathroom	3.36m (11') x 2.78m (9'1")
Drawing Room	5.86m (19'3") x 4.82m (15'10")	WC	1.72m (5'8") x 1.65m (5'5")
Study	2.96m (9'9") max x 2.83m (9'3")	Double Garage	5.78m (19') x 5.61m (18'5")
Dining Room	5.25m (17'3") x 4.41m (14'6")	GROSS INTERNAL FLOOR AREA (m ²) - 320m ² EPC RATING - C	
Utility	2.90m (9'6") x 1.65m (5'5")		
Boot Room	3.39m (11'1") x 2.37m (7'9")	EXTRAS (Included in the sale)	
Gym	5.78m (19') x 3.39m (11'1")		
Master Bedroom	5.78m (19') x 5.11m (16'9")	All fitted carpets and fitted floor coverings, curtains, blinds, gas range cooker, microwave, wine fridge, dishwasher, fridgefreezer, American fridgefreezer, washing machine and tumble dryer.	
Dressing Area	2.52m (8'3") x 1.60m (5'3")		
Dressing Room	2.38m (7'8") x 3.00m (9'8")		
En-Suite	3.79m (12'5") x 3.45m (11'4")		
Bedroom 2	4.60m (15'1") x 4.20m (13'9")		
En-Suite	2.87m (9'3") x 1.60m (5'3")		
Bedroom 3	3.68m (12'1") x 3.32m (10'11")		

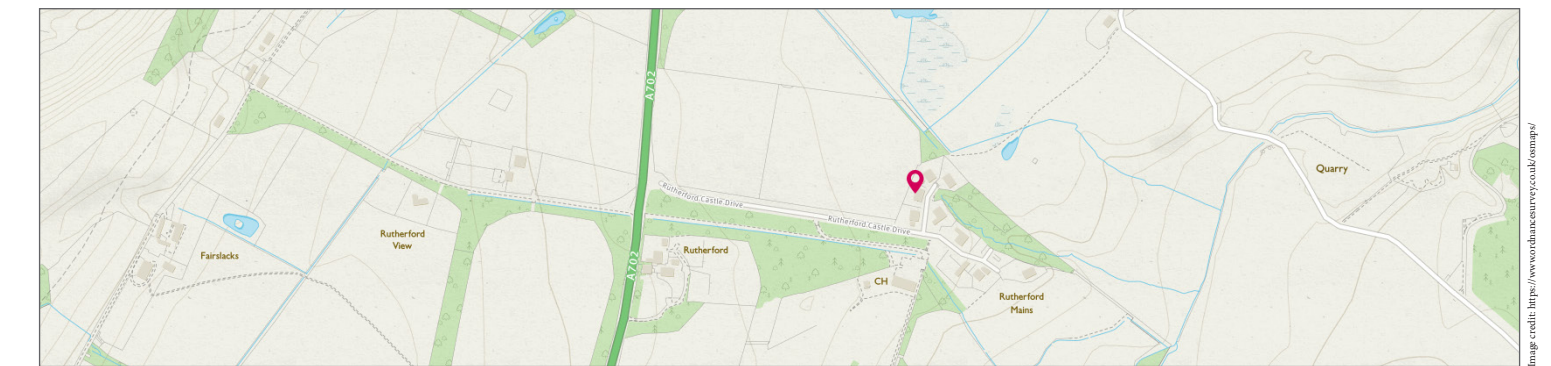


Image credit: <https://www.wordhouse.co.uk/omaps/>




McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01896 800 440
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
MARK CULLERTON
 Property Director



Professional photography
CATHERINE MARKIE
 Photographer



Layout graphics and design
EAMONN MULLANE
 Designer