



THE WALLED GARDEN

Macbiehill, West Linton, Scottish Borders, EH46 7AZ.



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An impressive, recently built contemporary house set within a walled garden with an additional lawned area, near West Linton and within easy commuting distance of Edinburgh and the city bypass.

West Linton 4.4 miles (7.1km), Edinburgh Bypass 12.8 miles (20.6kms),
Edinburgh 17.1 miles (27.5kms). (All distances are approximate).

Summary of Accommodation:

Ground Floor: Entrance vestibule, Hall, Kitchen Dining Living Room, Two Double Bedrooms and Family Shower Wet Room and WC.

First Floor: Landing, Sitting Room, Principal Bedroom with En-Suite Shower Room and Double Bedroom with adjoining WC.

Garden: Gardens within a surrounding stone wall consisting mainly of Indian sandstone paving and raised beds, with a lawn to the south of the wall extending to 0.32 Acres.

Outbuildings: Double Garage, Wood Store, Studio/Greenhouse and Two Storage Sheds.

About 0.32 Acres.



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Situation:

The Walled Garden is situated in Macbiehill east of the charming village of West Linton which is around 4.4 miles by road. The house with its large picture windows enjoys exceptional views over the Scottish Borders to the southwest.

The nearby conservation village of West Linton is steeped in history including its traditional annual Whipman Festival. West Linton's main street has a selection of independent retailers and a Co-Operative convenience store and benefits from a health centre.

For schools there is West Linton Primary School (around 4 miles) with a neighbouring Nursery and for Secondary school Peebles High School (around 12.7 miles) with a local public bus service running from West Linton to Peebles daily. The house is located within easy access to Edinburgh's many private schools including George Watsons College (15.8 miles), Merchiston Castle School (15.4 miles) and George Heriots School (16.7 miles).

This area has the advantage of enjoying the open surrounding countryside whilst having easy access to Edinburgh via the two roads of the A701 and A702.



Approximately 7.9 miles away, the town of Penicuik has a wider range of facilities including a Tesco Superstore. Straiton Retail Park, approximately 12.3 miles away, includes a range of stores such as Next, IKEA, Costco, and supermarkets including M&S Food Hall, Sainsbury's, ASDA and Lidl.

The Edinburgh City Bypass is within easy travelling distance (around 12.8 miles) for onward travel to Edinburgh City and Scotland's motorway network to a range of destinations. Edinburgh Airport is accessed approximately 21 miles away for travel to the UK and overseas.

The Scottish Borders is ideal for those wishing to take full advantage of the peaceful countryside with extensive walking opportunities on the nearby Pentland Hills, cycling, horse riding and fishing, with several popular walking trails.

Description:

The Walled Garden is an impressive, energy-efficient country house that benefits from abundant natural light. The house was built by the current owners who have used their experience of previous house building projects combined with a heavy artistic influence to provide a home with real character. Views are captured and framed throughout the house to the front and rear courtyard and the Scottish Borders rolling hills beyond.

The Walled Garden is accessed from two directions from the A701 and Deanfoot Road that reaches West Linton. The Walled Garden resides within an enclave of houses at the end of a treelined driveway. The property is approached through timber double gates arriving at monoblock paved parking with space for two cars. The striking, sandstone paved front courtyard gives way to the distinctive and contemporary home of The Walled Garden which is showcased by its rendered façade sitting under an eye-catching, curved zinc roof divided by a stone spine wall, under curved zinc flashing.

On entry, you arrive in an entrance vestibule with coat hooks, a bench and large windows across one wall providing a bright entrance space. The spacious and light hall with tiled floor and underfloor heating gives access to all the principal rooms on the ground floor.



Two double bedrooms lie at the front of the house. One bedroom enjoys views over the front courtyard with a distinctive ammonite sea-shell sculpture placed within the wall and a further painting of a seashell, both created by the current owner. There is a recess containing display shelving. Both bedrooms have double glazed doors opening into the courtyard.

The bright kitchen living dining room sits at the rear of the ground floor with tiled flooring and underfloor heating. This space enjoys glazed doors and windows to the rear and side of the house allowing light to stream into the charming space. The living and dining space includes a charming, tall Italian wood burning stove with an integrated oven sitting above the stove with an exposed stainless-steel flue. From this space you can enjoy views of the characterful courtyard with further views framed through windows within the courtyard stone wall showcasing the garden, fields and hills beyond. Double doors open onto the paved rear courtyard. An island unit contains a built-in fridge with cupboard storage dividing the space from the kitchen area.

The kitchen includes painted base units covering three walls with a marble effect worksurface and a sink with a single mixer tap with boiling water functionality. Electrical

appliances include two NEFF ovens, one of which also operates as a microwave, a 4-ring electric hob and a built-in fridge freezer. This kitchen space benefits from a dual aspect overlooking the side and rear of the property with an adjacent door giving additional access to the rear courtyard patio.

Completing the ground floor is the family bathroom/wet room with tiled floor and walls, with underfloor heating, shower, WC, basin and separate space with a washing machine space and raised cupboard.

A staircase with timber and reinforced glass balustrade arrives at the first floor landing and sitting room space. The sitting room with underfloor heating benefits from large, glazed windows at the rear and side of the house allowing for light to stream in. Here you can enjoy the outstanding views beyond the rear courtyard to the garden with fields and rolling hills beyond. From the ground floor wood burning stove, the stainless-steel flue with an intricate stainless-steel protective cover rises to the ceiling warming the room on the coldest of days. Curved and exposed timber roof beams showcase the external curved roof design.





The principal bedroom enjoys a dual aspect of views to the side of the house, rear garden and hills beyond. The principal ensuite shower/wet room includes a walk-in shower, WC with adjacent bidet shower, wash hand basin, cupboard space and access to storage in the eaves. A bedroom/study enjoys a dual aspect to the front and side of the house with an adjacent WC completing the first floor rooms.

The Walled Garden is a home built for contemporary living and is well insulated, with an air source heat pump, triple glazing and a heat recovery system providing high energy efficiency resulting in modest heating costs.

Garden and Grounds

The grounds of The Walled Garden extend to around 0.32 acres. The Walled Garden is bounded by a stone wall. The front courtyard comprises a combination of monoblock pathway, sandstone paving and river-washed pebbles, interspersed with plants, shrubs and distinctive sculptures created by the current owner. A monoblock paths lead to the house and provides access to the rear courtyard and garden beyond.

The charming and characterful paved rear courtyard features a large studio/greenhouse, a raised stone water feature on the opposing wall with several windows within the wall showcasing the second section of the garden and views beyond. A gate from the courtyard through the wall opens to a further patio space overlooking the second section of the garden which is mainly laid to lawn with one side and the far end of the garden bounded by fencing.

The rear courtyard and garden are a low-maintenance space with the paved courtyard and patio providing the perfect space for entertaining and alfresco dining in warmer months. Both spaces form a delightful and peaceful place to relax and enjoy its tranquil setting overlooking stunning farm fields and hillsides.

Outbuildings

A large detached double garage lies adjacent to the front courtyard with a stone façade and windows overlooking the rear garden under a pitched slate pitch roof. In front of the garage is a mono-blocked parking area for two cars. Adjoining the garage is a log store running the length of the garage.

Accessible from the front courtyard along the side of the house, and adjacent to the rear courtyard is the bright and spacious studio/greenhouse. This space could fit a variety of purposes and enjoys abundant light from windows overlooking the courtyard and garden together with its glazed pitch roof.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings:

Only the items mentioned in the Particulars of Sale are included in the sale price. A limited number of fixed/immovable sculptures will form part of the house sale and a limited number of sculptures may be available for sale under separate negotiation. A list of sculptures forming part of the sale will be available upon request.

Services:

Mains electricity, mains water supply, an air source heat pump, underfloor heating throughout ground and first floors, a heat recovery system and private wastewater treatment.

Viewing:

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.

Satellite Navigation:

For the benefit of those with satellite navigation the property postcode is EH46 7AZ.

What Three Words: Search ///essay.obvious.squeaks

EPC – Band C.

Local Authority:

Scottish Borders Council, PO BOX 13601, Newtown St Boswells, Melrose, TD6 0SA, 01835 824000.

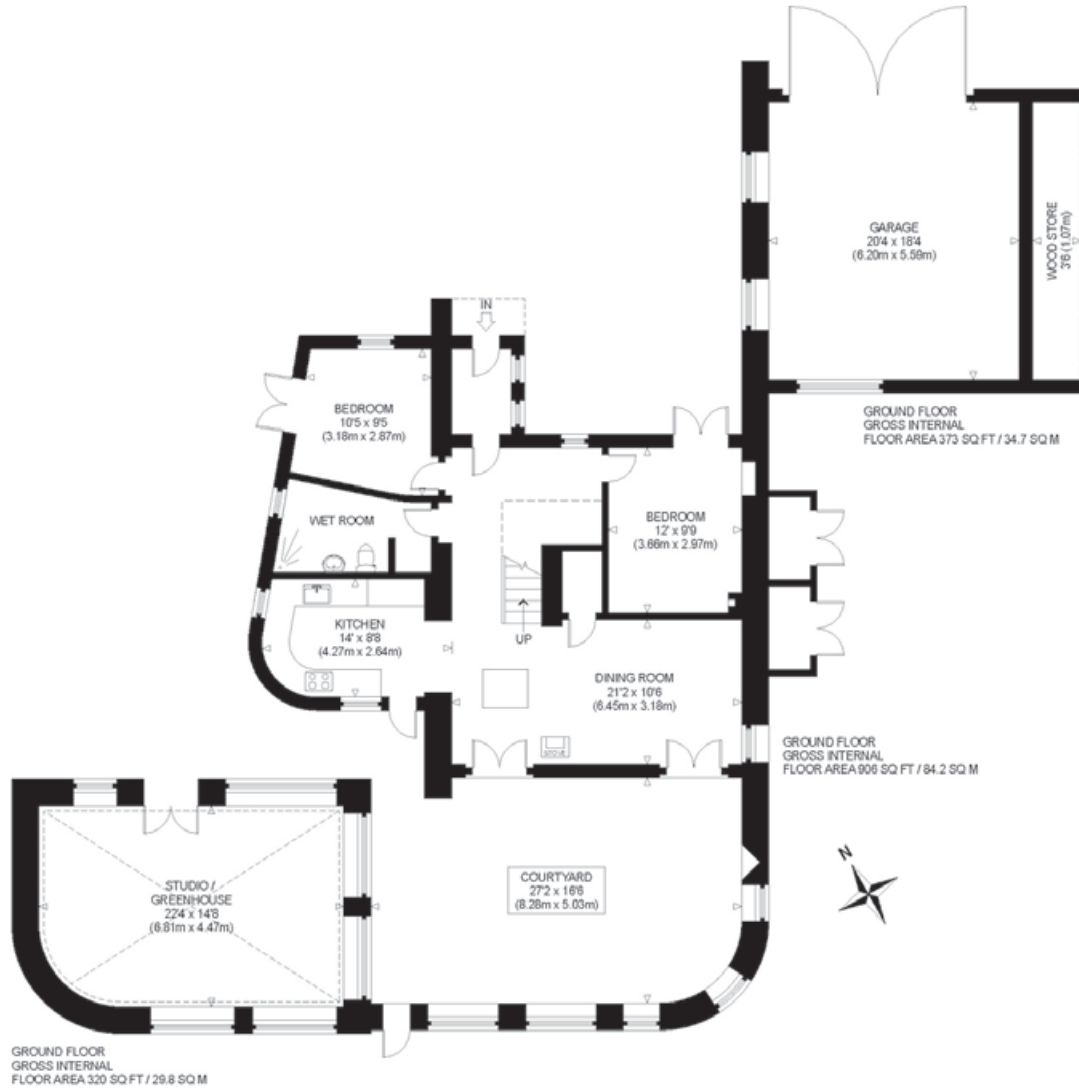
Council Tax Band: Band F.

Entry and Vacant Possession:

Entry and vacant possession will be by mutual agreement.







THE WALLED GARDEN MACBIEHILL
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1632 SQ FT / 151.7 SQ M
 EXTERNAL OUTBUILDING FLOOR AREA 693 SQ FT / 64.5 SQ M
 TOTAL COMBINED FLOOR AREA 2325 SQ FT / 216.2 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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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. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

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.

Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

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.

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 mis-statement 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 particular 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.





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.

RETTIE

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