



1 RUTHERFORD CASTLE GREEN

West Linton, Scottish Borders, EH46 7AW.



1 RUTHERFORD CASTLE GREEN

West Linton, Scottish Borders, EH46 7AW.

A spectacular and impressive contemporary country house finished to an exceptional standard, in a quiet and exclusive community within easy commuting distance of Edinburgh and the city bypass.

West Linton 2 miles (3.2 km), Edinburgh Bypass 10.7 miles (17.2 kms),
Edinburgh 16.5 miles (26.6 kms), Edinburgh Airport 18.9 miles (30.4 kms).
(All distances are approximate).

Summary of Accommodation:

Ground Floor: Entrance Hall, Sitting Room, Drawing Room, Dining Room, Kitchen/Breakfast Room, Study/Library, Utility Room and WC.

First Floor: Landing, Principal Bedroom with En-Suite Bathroom, Guest Suite with En-Suite Shower Room, Three further Double Bedrooms, one with En-Suite Shower Room, Family Bathroom and Balcony.

Garden: Front and Rear Garden extending to 0.32 Acres, predominantly laid to lawn with views to the Pentlands from the rear.

Garage: Double Garage

About 0.32 Acres.



1 RUTHERFORD CASTLE GREEN

West Linton, Scottish Borders, EH46 7AW.



3



5



4

Situation:

1 Rutherford Castle Green is located 2 miles north west of the charming village of West Linton in a niche and exclusive community of fine contemporary houses. The house enjoys exceptional views of the Pentland Hills to the rear of the house beyond its delightful garden.

Approximately 2 miles away, 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 store and benefits from a health centre.

For schools there is West Linton Primary School (around 2.1 miles) with a neighbouring Nursery and for Secondary school Peebles High School (around 16.3 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 (13.7 miles), Merchiston Castle School (13.3 miles) and George Heriots school (15.4 miles).

This area has the advantage of enjoying the open surrounding countryside whilst being on an arterial route giving easy access to Edinburgh. Regular bus services provide travel to and from Edinburgh and Dumfries & Galloway including a bus service between West Linton and Peebles. Approximately 7 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 10.7 miles) via the A702 giving access to Edinburgh City and Scotland's motorway network for onward travel to a range of destinations. Edinburgh Airport is accessed approximately 18.9 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 impressive home of 1 Rutherford Castle Green is built to an exacting standard throughout. The luxurious property offers well-proportioned, thoughtfully designed, bright and airy accommodation for modern-day living.

Rutherford Castle Green is accessed off the arterial road of the A702 via Rutherford Castle Drive. On approach, the striking home is finished in a combination of a harled and stone façade sitting under a tiled pitch roof. The house is accessed by a paved path that arrives to a covered arched porch and front door. On entry, you are welcomed to a spacious, tiled hall giving access to all of the principal rooms on the ground floor.

The stunning and luxurious drawing room includes a working fireplace with a marble mantel sitting on a marble hearth, with a large bay window overlooking the garden with double doors giving access to a patio and garden beyond. Across the hall, the light and spacious sitting room and study/library both have two windows overlooking the front of the house, with an adjacent WC with tiled underfloor heating and wash hand basin.

The impressive kitchen/breakfast room by Kitchen International is finished to an exceptional standard with tiled floor. Base and raised kitchen units cover three walls finished with a granite worksurface and a matching island unit housing a sink with further storage cupboards and an adjoining fixed breakfast dining table with a marble top next to the large bay window overlooking the rear garden. A double door opens to the patio giving easy access to the rear garden and patio. Electrical appliances include three SMEG ovens, one of which also operates as a microwave, a Siemens 5-ring induction hob, an American double-door fridge freezer, a built-in coffee machine, an ice machine and a double wine cooler and temperature/humidity-controlled storage unit/fridge. Adjacent to the kitchen, the bright dining room benefits from views of the garden and Pentland Hills beyond with double doors for further access to the garden.

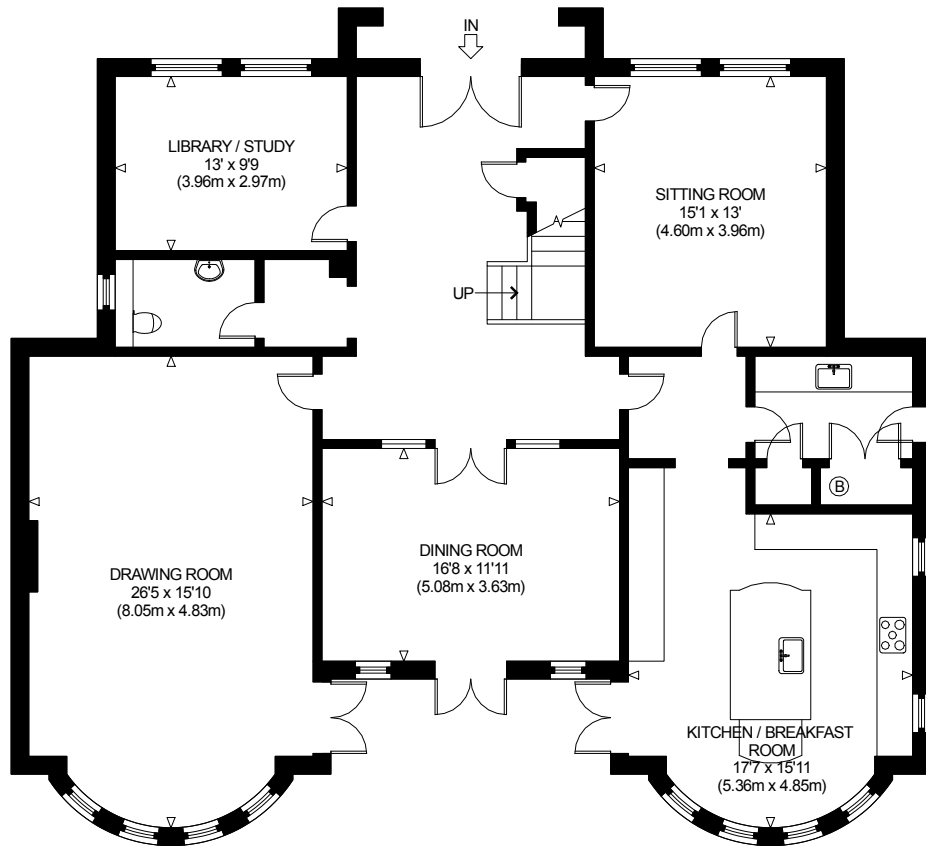
Completing the ground floor is the utility room with a tiled floor, base and raised units, a stainless-steel sink, washing machine, tumble dryer and further storage cupboards with a back door giving access to the side of the house and the neighbouring double garage.



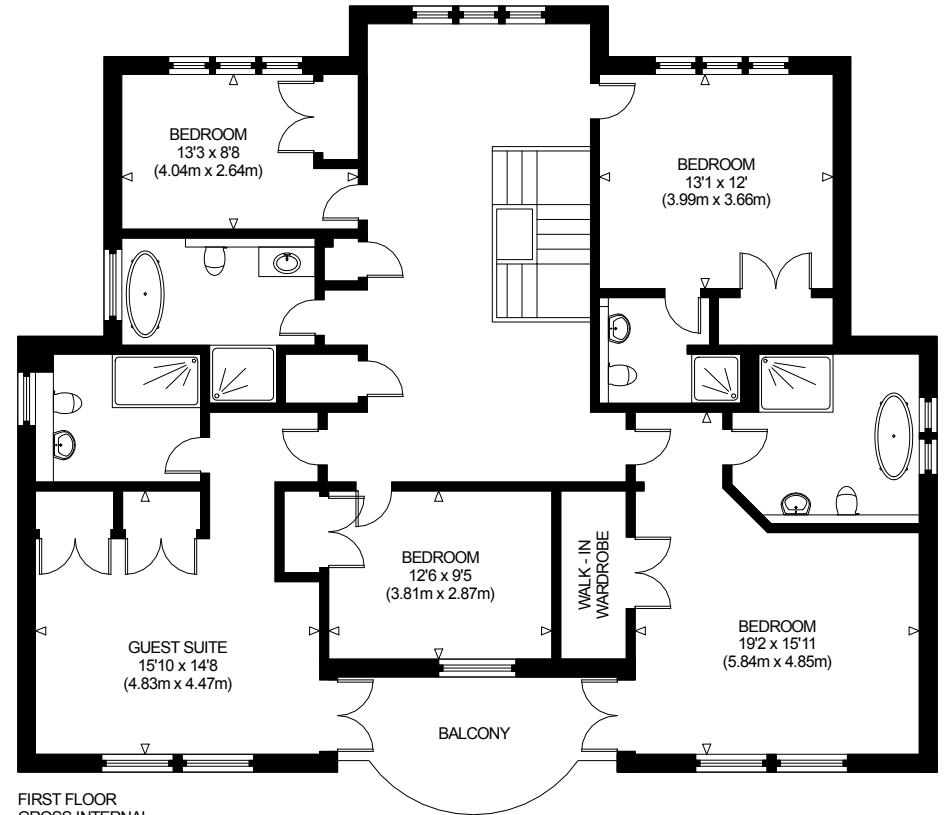




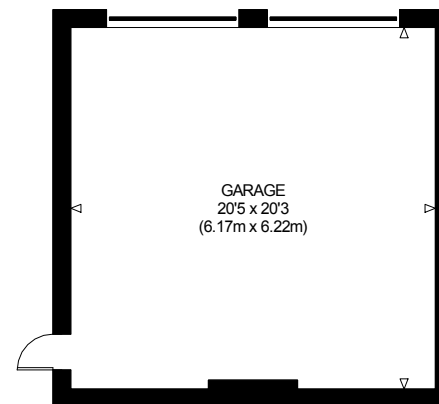
RUTHERFORD CASTLE GREEN
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 3387 SQ FT / 315.0 SQ M
 EXTERNAL OUTBUILDING FLOOR AREA 413 SQ FT / 38.4 SQ M
 TOTAL COMBINED FLOOR AREA 3800 SQ FT / 353.4 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
 Copyright © exposure
 www.photographyandfloorplans.co.uk



GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 1712 SQ FT / 159.2 SQ M



FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 1675 SQ FT / 155.8 SQ M



GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 413 SQ FT / 38.4 SQ M





A timber staircase ascends from the hall to the first floor landing with windows overlooking the front of the house. The superb principal bedroom has doors opening out to the balcony that overlooks the rear garden, with a walk-in wardrobe with built-in cupboards. The principal en-suite bathroom with tiled floor and walls has a free-standing bath with a built-in TV in the tiled wall, walk in shower cubicle, a hand wash basin, underfloor heating, WC. The guest suite also benefits from views over the garden with two built-in wardrobes and an en-suite shower room with tiled floor and walls, a shower, underfloor heating, WC and wash hand basin. The third bedroom overlooking the front of the house has a built-in wardrobe with an en-suite shower room with tiled floor and walls comprising a shower, WC and wash hand basin. There are two further double bedrooms, one overlooking the balcony and rear garden and the other overlooking the front of the house, currently used as an office. There are two storage cupboards with one housing the hot water tank. Completing the accommodation on the first floor is a spacious family bathroom with tiled floor and walls with a freestanding bath, shower, underfloor heating WC and wash hand basin.

All of the spectacular bathrooms in the house are tiled by Porcelnosa floor and wall tiling. The house includes a built-in Novo sound system with built-in ceiling speakers in all ground floor rooms with individual digital control panels including Bose garden speakers.

Garden

The front garden is bounded by a beech hedge and is mainly laid to lawn with a gravel border interspersed with mature plants and shrubs. A paved path leads to the front of the house and round to each side of the house and the rear garden.

The delightful and spacious rear garden is mainly laid to lawn bounded by mature trees and shrubs with a large patio space accessible directly from the rear of the house. The rear garden is a well-kept and low maintenance space bounded at the far end of the garden by a wooden fence. The rear garden patio area is extensive and provides the perfect space for entertaining and to enjoy alfresco dining in warmer months. There is also an additional separate patio space behind the garage. In a separate section of the garden there is an extensive and professionally installed treehouse featuring a climbing wall, swings and slide ready for a family to enjoy.

The rear garden of 1 Rutherford Castle Green is a delightful and peaceful place to relax and enjoy its tranquil setting overlooking farmland and the stunning Pentland Hills beyond.

Outbuildings

A detached double garage lies adjacent to the main house and incorporates a monoblock drive on approach with a stone and harled façade under a pitched tiled roof with electric-operated garage doors. The garage has additional loft storage space and installed gym flooring.



GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings:

Only the items mentioned in the Particulars of Sale are included in the sale price. The curtains and two ceiling light fittings in the drawing room and numerous televisions in rooms are not included in the sale price and are available for sale under separate negotiation. All house furnishings are available for sale through separate negotiation.

Services:

Mains electricity, mains water supply, LPG gas metred supply, shared septic tank, gas fired central heating.

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's postcode is EH46 7AW.

What Three Words:

Search [///banquets.burn.tricycle](https://www.banquets.burn.tricycle)

EPC – Band D.

Local Authority:

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

Council Tax Band: Band H.

Entry and Vacant Possession:

Entry and vacant possession will be by mutual agreement.

Home Report:

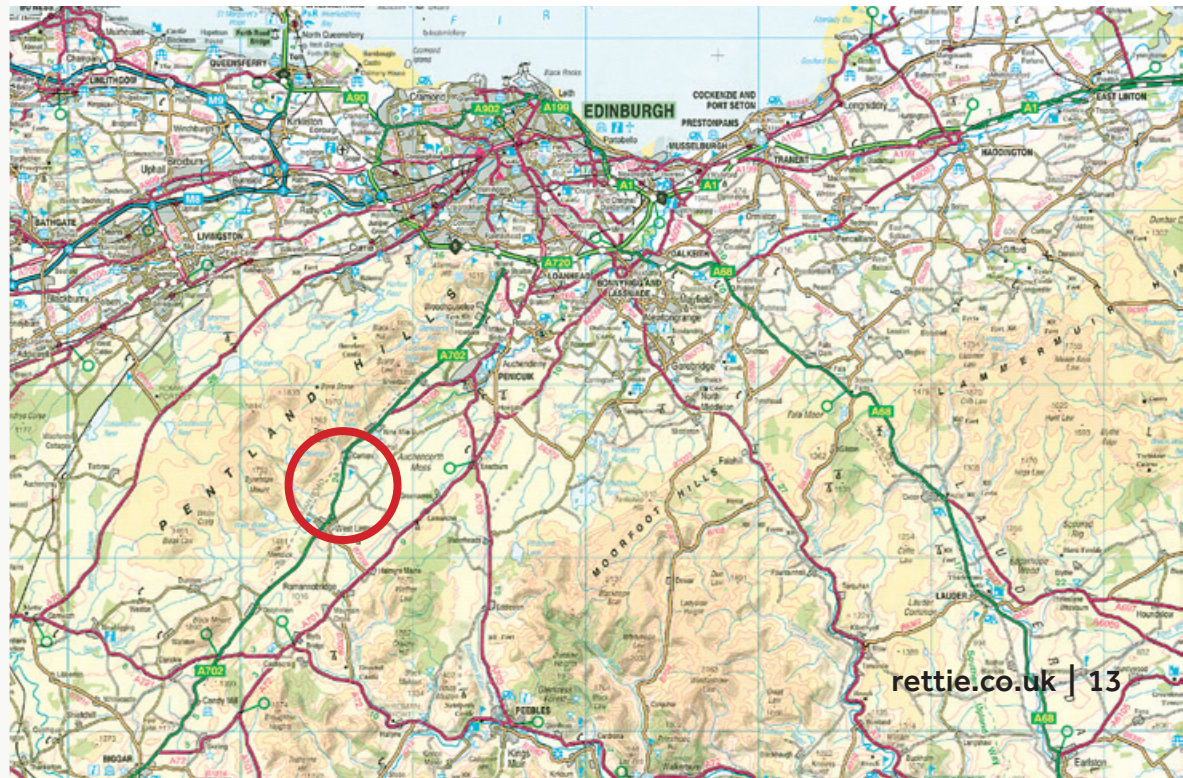
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic 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

📞 0131 624 4183

✉️ mail@rettie.co.uk

🏠 11 Wemyss Place
Edinburgh
EH3 6DH