



THE RECTORY

West Linton, Scottish Borders, EH46 7EP.



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An impressive Grade C listed former manse surrounded by lush, mature gardens spanning around 0.56 acres in the heart of the picturesque conservation village of West Linton and within easy commuting distance of Edinburgh and the City Bypass.

Biggar 11.9 miles, Edinburgh Bypass 12.5 miles, Edinburgh 18.3 miles, Edinburgh Airport 20.7 miles. (All distances are approximate).

Summary of Accommodation:

Ground Floor: Entrance Vestibule, Hall, Living Room, Sitting Room, Office/Bedroom, Kitchen Dining Room, WC, Cloakroom and Utility/ Shower Room.

First Floor: Landing, Principal Bedroom, three further Double Bedrooms, Family Shower Room and Storage Cupboard.

Outbuildings: Garden Room/Gym and a Garden Shed.

Garden: Mature garden ground surrounding the house mainly laid to lawn with rear patio and decking.

About 0.56 Acres.



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Situation

The Rectory is situated in the vibrant heart of the historic conservation village of West Linton. The former manse sits adjacent to St Mungo's Scottish Episcopal Church, proudly positioned on an elevated site that offers stunning views overlooking the village centre.

Surrounded by picturesque countryside, the village offers excellent local amenities, including a pharmacy, butcher, Co-operative convenience store, restaurant, and the popular Gordon Arms pub within a short walk (about 0.2 miles). The West Linton Medical Centre is conveniently located around 0.7 miles away. West Linton also hosts its popular annual Festival, The Whipman Play, which takes place over a fortnight in summer.

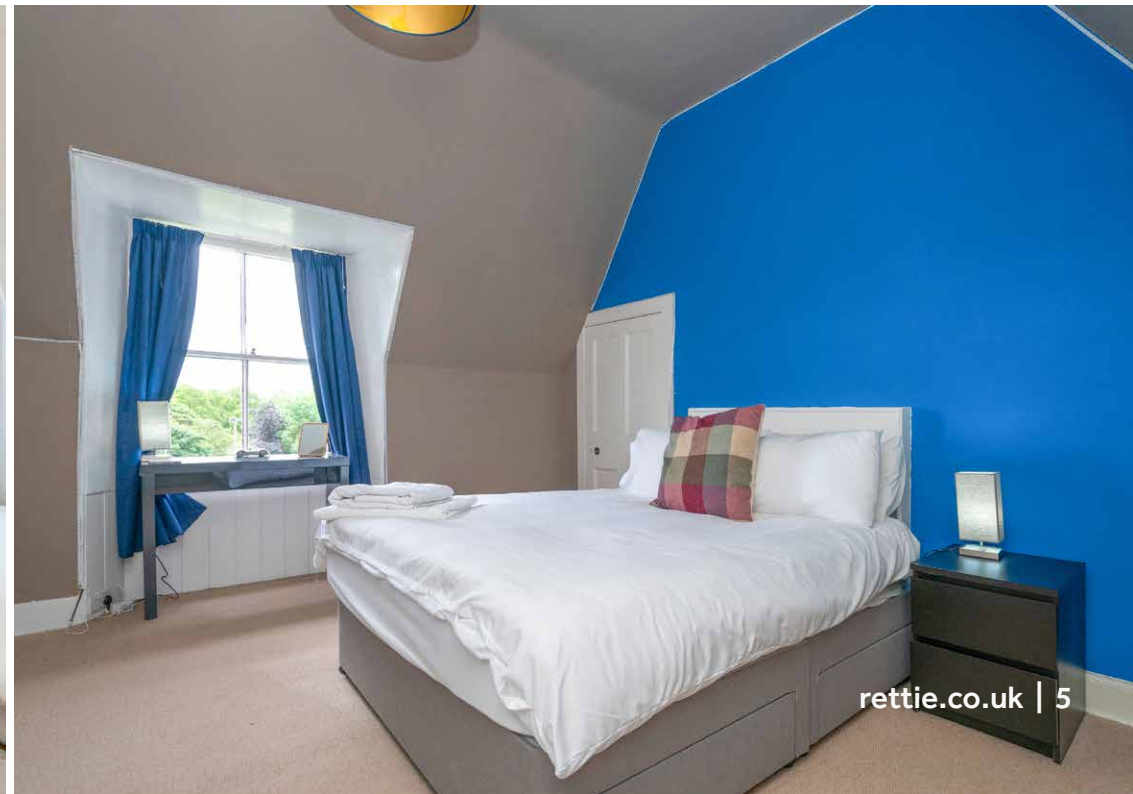
The village enjoys the beauty of open countryside while being situated along the A702, providing easy access to Edinburgh. Regular bus services connect to Edinburgh, Biggar, Dumfries & Galloway and Peebles. Edinburgh Airport is approximately 20.7 miles away, offering travel options to the UK and internationally.

The recently built West Linton Primary School, along with an adjacent early learning and childcare nursery, is just a short walk from the house (0.4 miles). For secondary education, Peebles High School is conveniently served by a daily bus service. Edinburgh offers a variety of excellent private schools within easy reach, including George Watson's College (15.8 miles), Merchiston Castle School (15.1 miles) for boys, and George Heriot's School (17.2 miles) to name a few.

Penicuik has a range of retailers including a Tesco superstore. Straiton Retail Park, approximately 13.1 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 12.5 miles) via the A702 giving access to Edinburgh City and Scotland's motorway network for onward travel to a range of destinations.





A brief stroll down Chapel Brae arrives at West Linton Tennis Club and West Linton Bowling Club building further community spirit. For golf, the nearby West Linton Golf Club is a popular moorland Championship course recently voted the friendliest golf course in the Scottish Borders. The Pentland Hills are on the doorstep and the wider Scottish Borders to the South are ideal for those wishing to take full advantage of the peaceful countryside for extensive hiking opportunities, mountain biking at Glentress and 7 Stanes, salmon fishing on the River Tweed, shooting and horse riding.

Description

A sweeping gravel driveway accesses the characterful Grade C listed former manse. The impressive house sits back from the peaceful road of Chapel Brae and is surrounded by the mature garden ground of The Rectory. The house showcases a stone façade under a pitched slate roof and has been sympathetically renovated to provide the perfect living accommodation while retaining its classic, period charm.

The front door accesses the vestibule which in turn leads to the welcoming, spacious entrance hall which provides access to the principal rooms on the ground floor. The open and spacious sitting/ living room contains a log-burning stove with a slate hearth and marble mantel. The room is adorned with its stunning, intricate cornice detail and offers exceptional views south east over the garden and village to the Scottish Border hills beyond.

Across the hallway, an office/bedroom overlooks the driveway with a further log-burning stove and a timber mantel and is set on a slate hearth. The spacious kitchen dining room is perfect for entertaining with floor and wall kitchen units, a large Belfast sink, a Smeg cooker with a double electric oven and 5-ring gas hob with overhead extractor fan. Further electrical appliances include a built-in fridge freezer and dishwasher. From the kitchen, there is easy access to the charming rear garden and patio. Next door the utility/shower room has a shower cabinet and gas-fired boiler; a separate wc completes the ground floor accommodation.

From the hall, a staircase rises to the first floor, which provides access to the principal bedroom and three further double bedrooms. The bedrooms enjoy a combination of garden views and views beyond the village to the Scottish Border Hills. There is a family shower room with wc and wash hand basin. From the landing, a walk-in storage cupboard provides ample storage space.

This stunning home offers a unique blend of historic charm and modern convenience. It's an opportunity to experience the tranquillity of village life while enjoying easy access to the urban amenities of Edinburgh City and its surroundings.

Garden

The Rectory's lush garden enjoys a private and spacious setting overlooking the village and Scottish Border hills. The garden is mainly laid to lawn, with raised upper and lower lawns and mature trees, a recently installed decking area to the south perfect for enjoying the early evening sunshine. A paved patio sits at the rear of the house, ideal for alfresco dining.



The gardens of The Rectory provide a peaceful haven to enjoy across several spaces surrounding the house and offering privacy whilst nestled in the heart of the village community.

Outbuildings

The current owner recently installed a timber Garden Room currently used as a studio/gym off the gravelled driveway. This excellent additional space is insulated, supplied by mains electricity, and equipped with Wi-Fi connectivity and double glazed windows. This space could be used for a variety of purposes including a garden office, workshop or store.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings:

Only the items mentioned in the Particulars of Sale are included in the sale price.

Services:

Mains electricity, mains water supply, mains drainage and gas-fired boiler supplying the central heating supplied by a private LPG gas tank.

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 7EP.

What Three Words:

Search [///acoustics.shine.states](https://www.threewords.com/acoustics.shine.states)

EPC

Band F.

Local Authority:

Scottish Borders, Newtown St. Boswells Melrose TD6 0SA. 01835 824 000.

Council Tax Band:

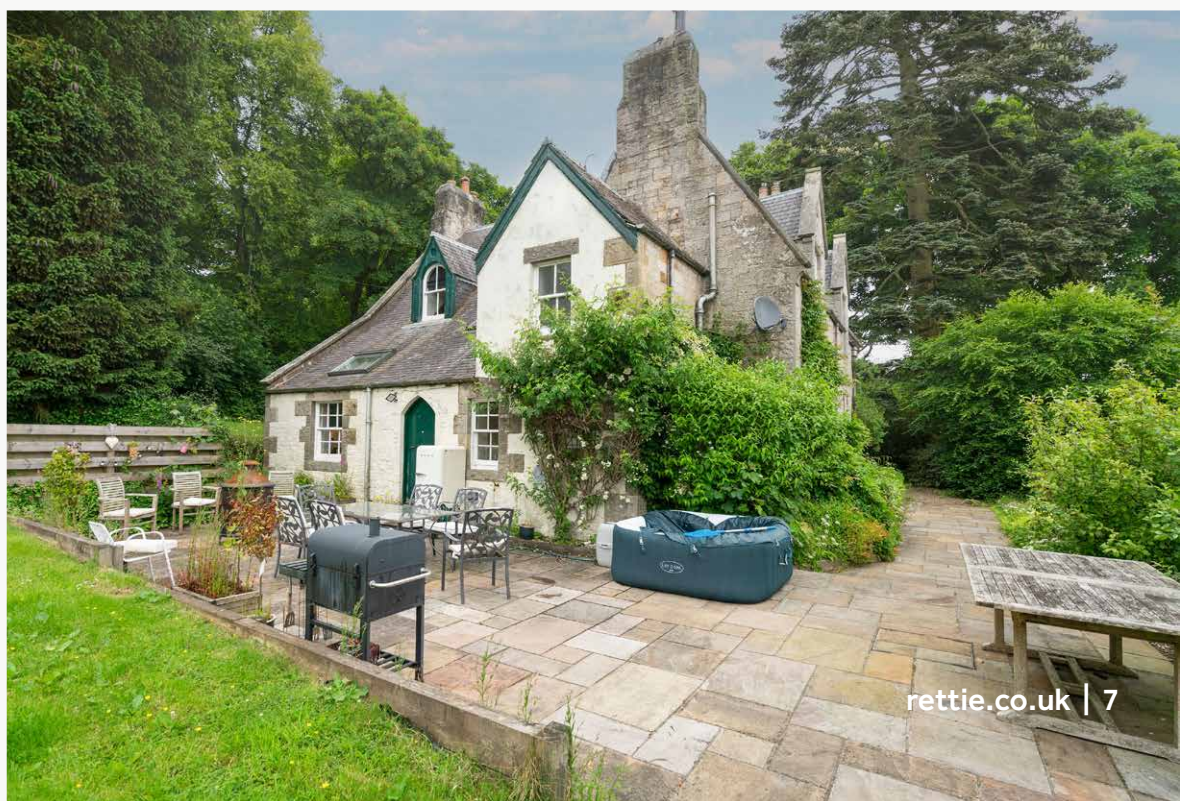
Band G.

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.

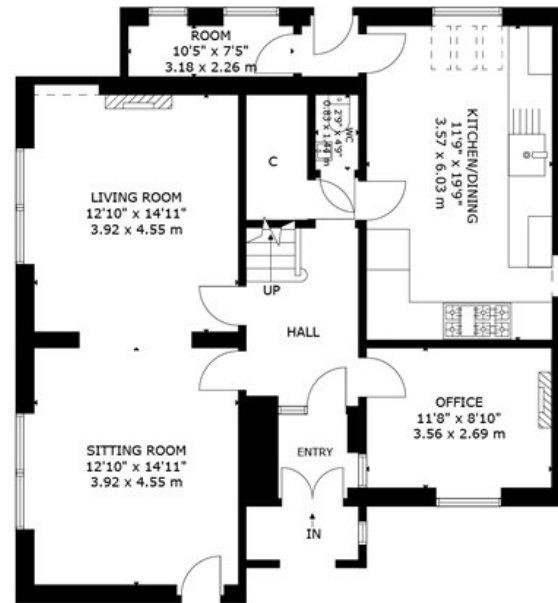
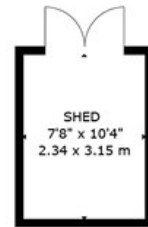
Servitude Rights, Burdens & Wayleaves:

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.

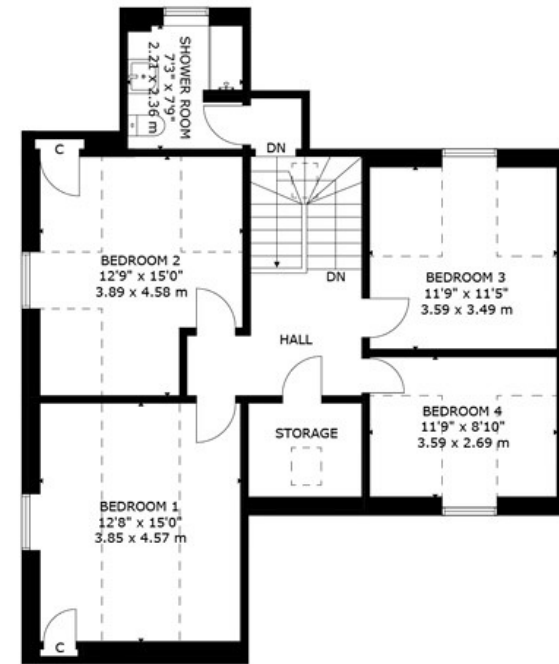
Important Notice:

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.





GROUND FLOOR



FIRST FLOOR

THE OLD RECTORY, CHAPEL BRAE, WEST LINTON, EH46 7EP
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,025 SQ FT / 188 SQ M
 GYM 194 SQ FT / 18 SQ M, SHED 80 SQ FT / 7 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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RETTIE

0131 624 4183
 mail@rettie.co.uk
 11 Wemyss Place
 Edinburgh
 EH3 6DH





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