



2 MEDWYN COURT

West Linton, Scottish Borders, EH46 7JQ





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An impressive, contemporary 5 bedroom country house in the delightful and highly sought-after rural conservation village of West Linton within easy access to Edinburgh and the city bypass.

Biggar 12.1 miles, Edinburgh Bypass 12.7 miles, Edinburgh 18.5 miles, Edinburgh Airport 20.9 miles. (All distances are approximate).

Summary of Accommodation:

Ground Floor: Entrance Hall, Living Dining Kitchen Room, Utility & Services Room, Sitting/Dining Room, Family Room/Gym and WC.

First Floor: Landing/Library, One Double bedroom with En-suite shower room and dressing room, one Double bedroom with En-suite shower room, a Double Bedroom/Study and Family Bathroom.

Second Floor: Principal Bedroom, En-Suite Bathroom and Dressing Room.

Outbuilding: Large Double Garage with Studio Loft space.

Garden: Garden mainly laid to lawn with private, mature protected woodland to the rear, a large rear patio and BBQ hut.

About 0.3 Acres.



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Situation

2 Medwyn Court is situated in a private, gated cul-de-sac accessed from Medwyn Road in the thriving, historic conservation village of West Linton in the Scottish Borders. The private, niche, gated community comprises just 3 detached, executive, family homes.

Surrounded by attractive countryside, the village of West Linton offers local amenities such as a pharmacy, a Co-operative convenience store, and the popular Gordon Arms pub and restaurant within a short walk (about 0.4 miles). The West Linton Medical Centre is conveniently located around 0.6 miles away. West Linton also holds 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 arterial route of the A702, providing easy access to Edinburgh. Frequent bus services connect to Edinburgh, Biggar, Dumfries & Galloway and Peebles. Edinburgh Airport is approximately 20.9 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 (0.6 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 (16 miles), Merchiston Castle School (15.3 miles) for boys, and George Heriot's School (17.4 miles) to name a few.

The local town of Penicuik has a Tesco superstore. Straiton Retail Park, approximately 15.1 miles away, includes a range of stores such as Next, IKEA, Costco, and supermarkets including M&S Food Hall, Sainsbury's, ASDA, Aldi and Lidl.

The Edinburgh City Bypass is around 12.7 miles via the A702 giving access to Edinburgh City and Scotland's motorway network for onward travel to a range of destinations.





For golf, the nearby West Linton Golf Club (around 0.4 miles) is a popular moorland Championship course recently voted the friendliest golf course in the Scottish Borders. A brief stroll down Medwyn Road, across the A702 and along Chapel Brae arrives at West Linton Tennis Club and West Linton Bowling Club (about 0.4 miles) offers further opportunities to enjoy the local community spirit. The Pentland Hills are on the doorstep with the Scottish Borders to the South, 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

The impressive house of 2 Medwyn Court sits back from the shared, gravel driveway of the exclusive cul-de-sac of three executive houses. The house displays a rendered façade under a pitched slate roof with dormer windows. This contemporary house, completed in 2017, covers 3 stories and includes 5 bedrooms. The house is heated via an air source heat pump, underfloor heating on all floors, an air filtration and heat recovery system with double glazing throughout. This stunning house offers flexible living accommodation to suit all lifestyles.

The front door accesses the spacious entrance hall which provides access to the principal rooms on the ground floor. The ground floor is tastefully finished with engineered timber flooring.

The open plan, living dining kitchen room is a large, bright room, with the kitchen featuring floor and wall shaker style units and an island unit with granite worksurfaces designed, supplied and fitted by Riddle and Coghill. Electrical appliances include Siemens electric oven, combi oven/microwave, combi oven/steamer and two warming drawers, induction hob, dishwasher, built-in fridge and a freezer and Bosch wine cooler. The living area features a log-burning stove set on a slate hearth and mantel. The room incorporates a bright, triple aspect sun room space comprising of windows and french doors to the rear garden. A utility/services room features further floor and wall units, a sink and a Siemens washing machine/tumble dryer.

The spacious sitting dining room enjoys a triple aspect containing a log-burning stove set on a slate hearth and mantel. The adjacent family room/gym benefits from double doors out to the rear garden. Completing the ground floor accommodation is the separate WC located off the entrance hall.

An oak staircase rises to the first and second floors of the house. The first floor landing/library space contains under-stair storage with a wine fridge. There are three double bedrooms all contain built-in wardrobes. Two of these rooms have an en-suite shower room, one double bedroom benefits from an additional walk-in dressing room space with built-in storage. There is a family bathroom with a free-standing roll top bath. All bathrooms and en-suites are complete with tiled floors. Completing the first floor accommodation there is a study/bedroom overlooking the rear garden and a storage linen cupboard.



The oak staircase rises to the second floor where the spacious principal bedroom is located. This expansive room includes dormer windows with a northerly and southerly aspect. The ensuite bathroom includes a walk-in shower, a free-standing bath, two wash hand basins and a WC with a dormer window overlooking the rear garden and woodland. The adjoining dressing room has ample built-in wardrobes.

This stunning house offers a blend of spacious, energy-efficient modern accommodation with the benefit of being located in the picturesque, rural Scottish Borders village of West Linton with easy access to the amenities of Edinburgh City and its rural surroundings.

Garden

The gardens of 2 Medwyn Court are mainly laid to lawn to the front of the house, the south facing rear garden includes patio terrace which is ideal for relaxing or to enjoy al fresco dining. To the south east corner of the rear garden, there are two raised beds and a charming hexagonal timber BBQ hut. This private setting extends into the property's mature woodland separated from the lawn space by fencing with gate access.

Outbuildings

The house benefits from a detached double garage with a first-floor loft space with heating which could be used for several purposes such as a studio, office, gym, storage or further living accommodation subject to obtaining any necessary consents.

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. Central heating is via an air-source heat pump.

Communal areas:

There is a modest annual cost for maintenance of communal areas of Medwyn Court. Further information can be provided upon request.

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 7JQ.

What Three Words:

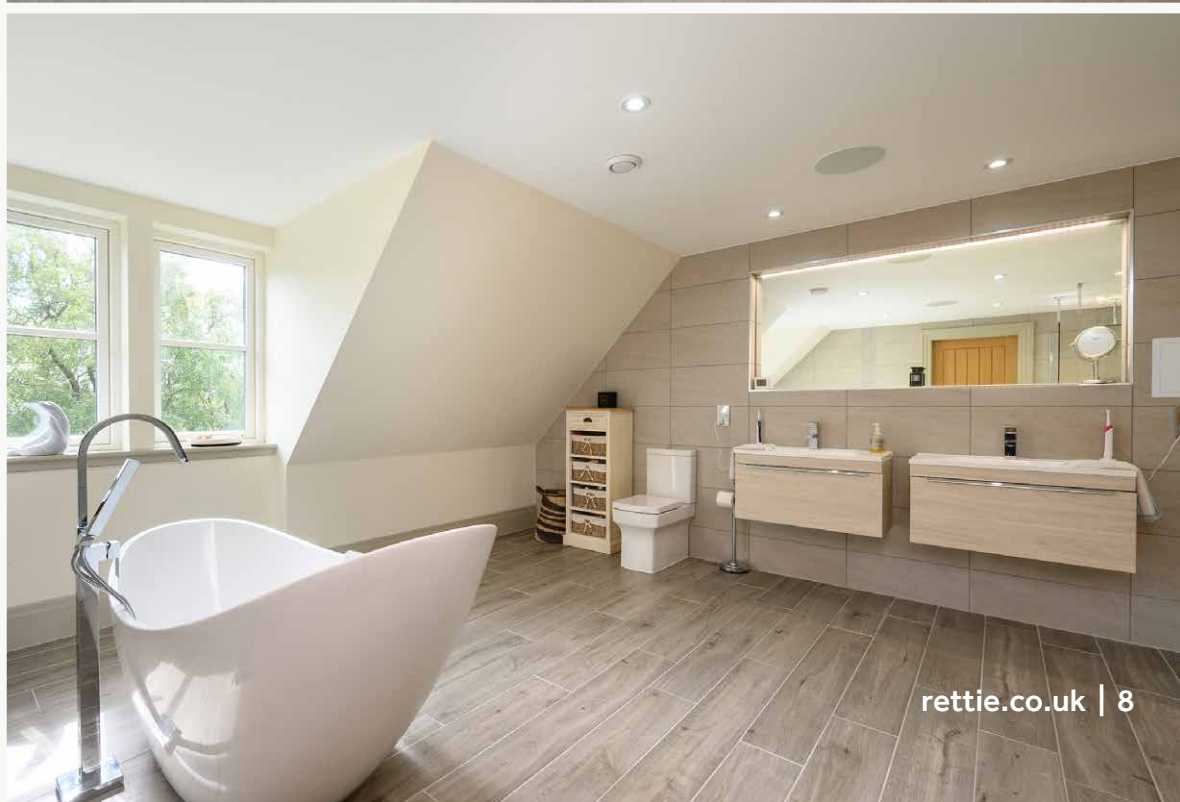
Search [///data.reclaimed.soft](https://data.reclaimed.soft)

EPC

Band D.

Local Authority:

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



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.

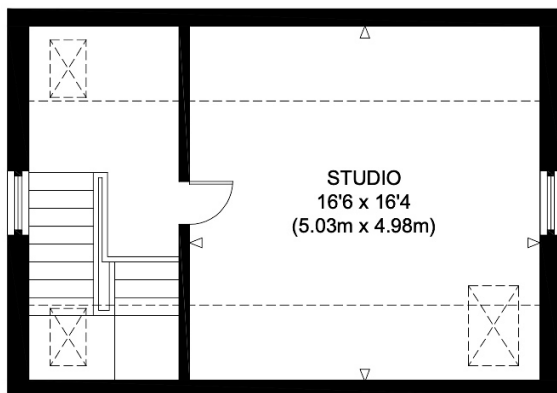
Particulars and Plans: These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Offers:

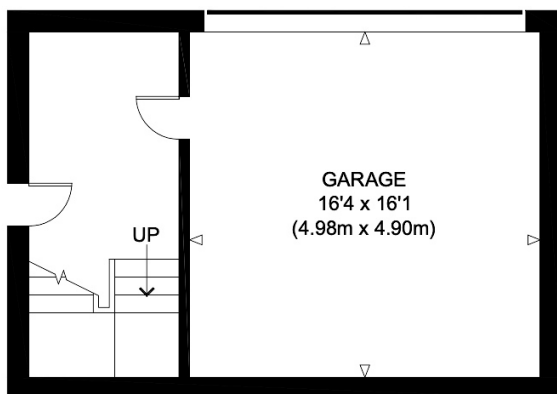
Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order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



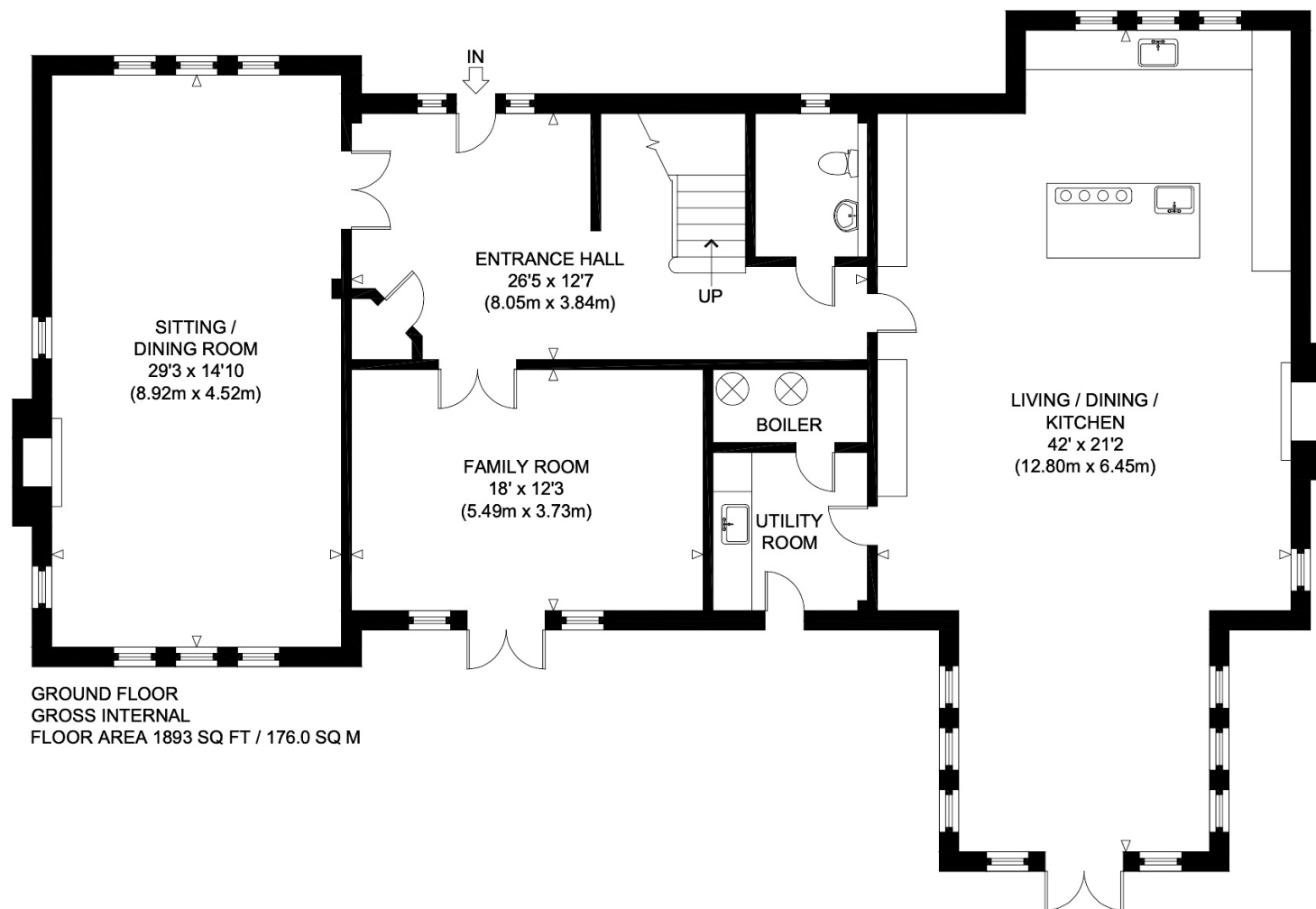




FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 393 SQ FT / 36.5 SQ M

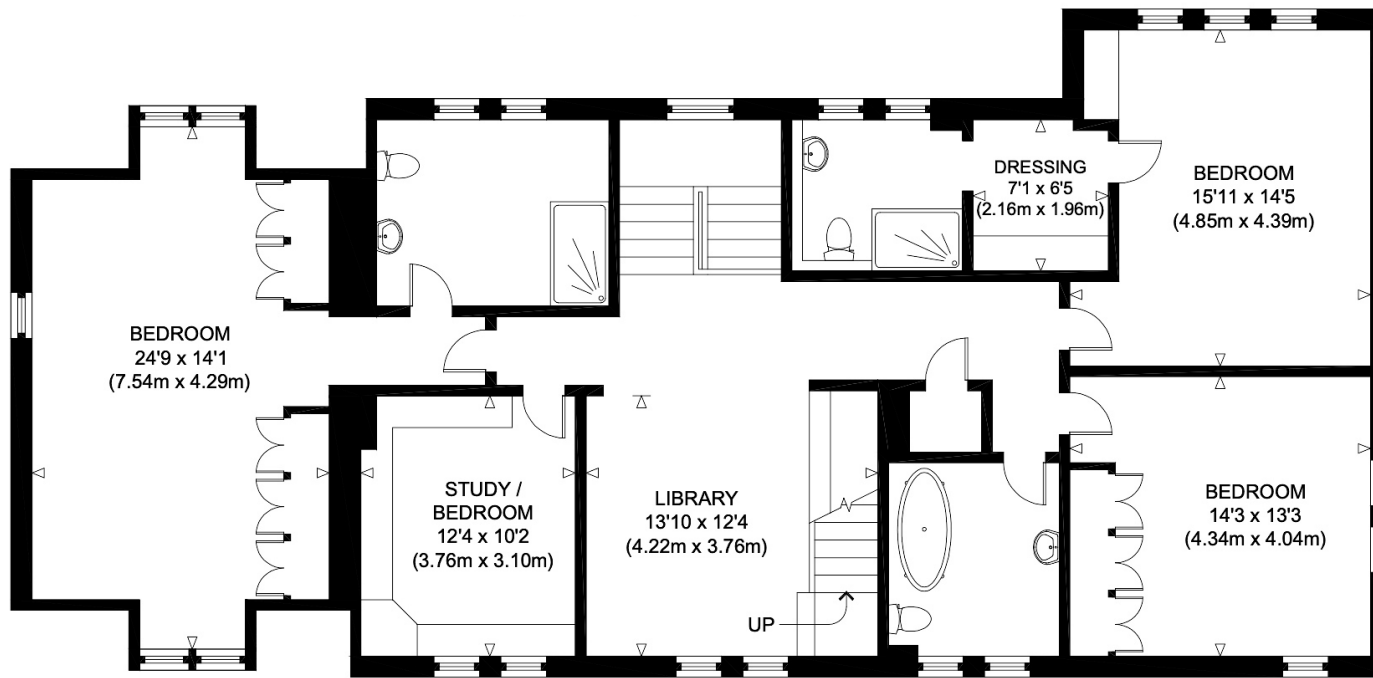


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 383 SQ FT / 35.6 SQ M

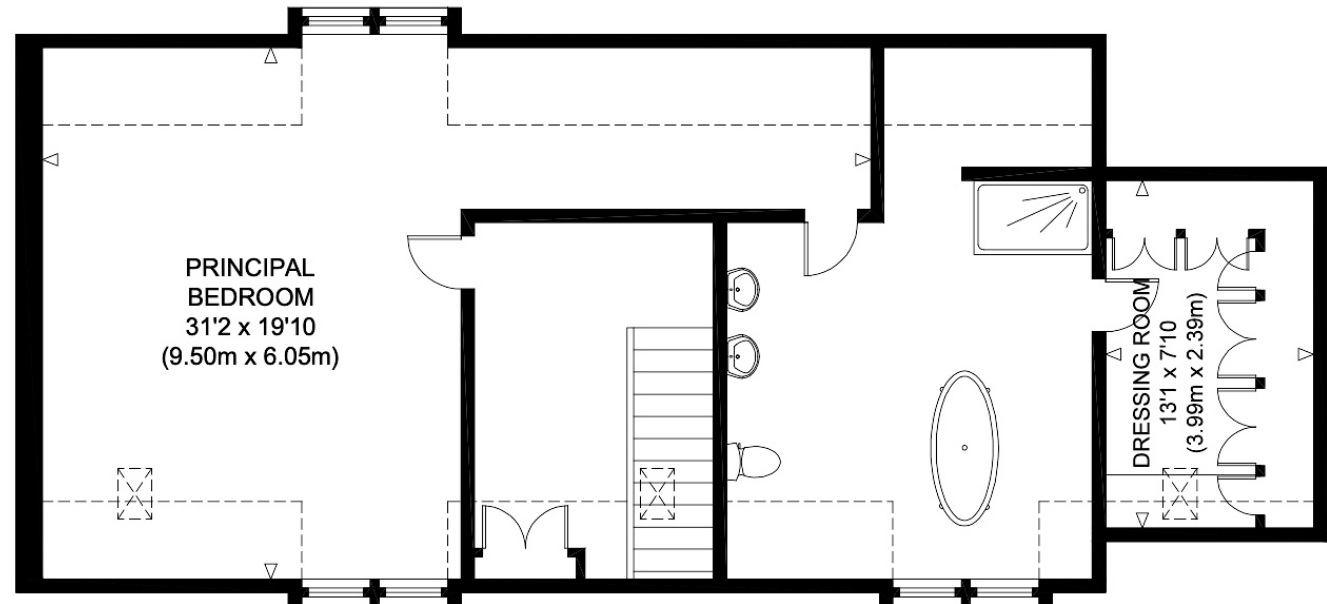


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1893 SQ FT / 176.0 SQ M

**TOTAL APPROXIMATE INTERNAL
FLOOR AREA 4,401 Sq ft / 409.3 Sq M**



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1606 SQ FT / 149.3 SQ M



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 902 SQ FT / 83.9 SQ M



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.

Not to scale.
For identification purposes only.



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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