



MERCHISTON

Linton Bank Drive, West Linton, EH46 7DT.



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A beautifully presented and highly individual detached home with 4 bedrooms inclusive of a separate studio/annexe, offering bright and versatile accommodation, set within private landscaped gardens just moments from the heart of West Linton and within commuting distance of Edinburgh

Edinburgh 17 miles, Edinburgh Airport 20 miles, Peebles 13 miles
(All distances are approximate)

Summary of Accommodation:

Ground Floor: Entrance Hall, Sitting Room, Dining Room, Kitchen-Breakfast Room, Cinema Room/Bedroom 5 Study and a Cloakroom.

Studio/Annexe: Open Plan Kitchenette-Sitting Area, Double Bedroom with En Suite Shower Room.

First Floor: Landing, Principal Bedroom with En Suite Shower, Two Further Double Bedrooms and a Family Bathroom.

Garden: A private enclosed front garden, predominantly laid to lawn, with a central feature pond. To the rear of the garden is a further area of garden which is planted and features a rockery garden.

Gym/Outbuildings: A gym/garden office, outdoor kitchen, covered outdoor seating area, bike shed and garden store.

Double Garage: A secure double garage with electric doors.

About: 0.35 Acres



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3



4



2

Situation:

West Linton is a charming and highly sought-after Borders village, offering an appealing blend of rural tranquillity and everyday convenience. The village itself boasts a strong sense of community alongside a range of local amenities, including independent shops, cafés, a health centre, and a well-regarded primary school, with secondary education available nearby in Peebles. In addition, a wide selection of further schooling, including a number of highly regarded independent schools, can be found within Edinburgh city centre.

Surrounded by picturesque countryside, it provides excellent opportunities for outdoor pursuits while remaining within easy commuting distance of Edinburgh, approximately 17 miles to the north, making it an ideal location for those seeking a peaceful village lifestyle without sacrificing access to the capital's extensive cultural, retail, and business offerings.

General Description:

Merchiston originally dates back to around 1938 and was a former cottage which has been thoughtfully extended and enhanced over time to create a warm, characterful and highly versatile home-perfect for modern family living in a peaceful yet well-connected village setting. The property is a beautifully presented and highly individual detached home, offering bright and versatile accommodation, set within private landscaped gardens just moments from the heart of West Linton. Approached via a shared driveway leading to a private, gated entrance, with entry phone system that opens to a generous block-paved parking area, providing ample space in front of the double garage. Set well back from the road, the house enjoys a wonderfully peaceful and private position, while remaining just a short distance from the heart of West Linton village. The house itself is detached, with an attractive rendered façade beneath a pitched tiled roof, offering a striking first impression.

The front gardens are a particular feature of the home, thoughtfully landscaped and centred around a generous lawn with a charming semi-circular pond. A gently winding paved pathway leads to the front door, opening into a bright and inviting entrance hall that flows naturally into the principal living spaces. Undoubtedly the heart of the home is the striking double-height sitting and dining room, where a few steps lead down to a generous seating area in front of the fireplace. Bi-fold doors open seamlessly onto the garden, allowing inside and outside living to blend beautifully, while a feature fireplace adds warmth and character. There is also ample space for a large dining/pool table, making it ideal for both everyday living and entertaining.



From the entrance hall, there is a convenient cloakroom, and steps rising to the kitchen passing a study and formal dining room which offers further flexibility and could equally serve as an additional bedroom, depending on individual requirements. The kitchen is both stylish and practical, fitted with a range of contemporary units and high-quality integrated appliances, including AEG ovens, induction hob, microwave and coffee machine, alongside a Bosch dishwasher. A central breakfast bar creates a sociable hub for informal dining or morning coffee. A stable door opens into a useful breakfasting and utility area with external access, while sliding doors neatly conceal additional laundry space.

An inner hall from the kitchen leads to a generous cinema room with impressive surround sound, perfect for relaxed evenings, as well as a useful storage cupboard and access to a self-contained studio/annexe.

Garden:

Outside, the gardens have been designed with both relaxation and entertaining in mind. In addition to the main lawn and pond, there are several inviting seating areas, including a covered outdoor kitchen, a timber-framed dining space, and a unique dining pod (available by separate negotiation), creating a wonderful setting for gatherings throughout the seasons. At the far end of the garden sits a generous outdoor office or gym, complete with power, offering a peaceful retreat from the main house.

At the back of the house further features include a garden shed, terraced planting with a variety of mature shrubs, trees and seasonal flowers, and a network of paths leading around to the rear of the property to different seating areas and access points. A gated entrance connects back to the main road, where there is also a bin store and oil tank.

Garage:

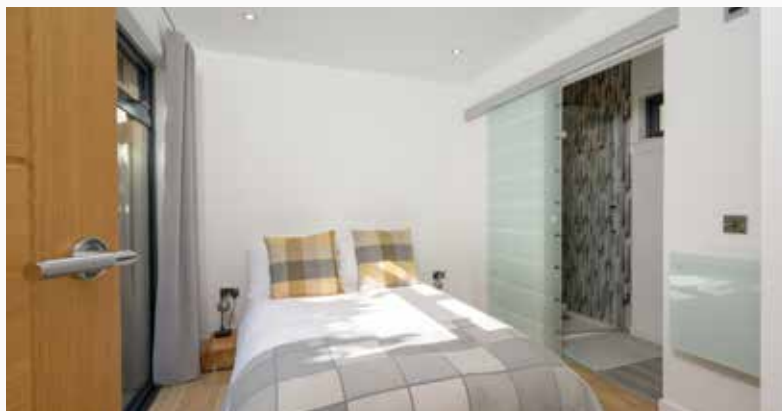
There is a double garage with specialist flooring, with electric doors, partial loft storage and an EV charging point. Adjacent to the double garage is a timber framed bike store.

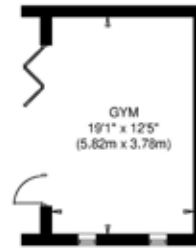


Studio/Annexe:

This flexible space offers excellent potential for guests, extended family, or even as a source of income (subject to the necessary consents). The studio is bright and airy, with an open-plan sitting area and kitchenette, and bi-fold doors opening onto a private decked terrace. A comfortable double bedroom and a modern shower room complete the accommodation, with lovely views across the garden and towards the surrounding hills.

Returning to the inner hall stairs ascend to the first floor and landing giving access to the principal bedroom which enjoys a peaceful outlook over West Linton and the rolling countryside beyond, along with a contemporary en suite shower room and walk in wardrobe. Two further double bedrooms are well-proportioned and filled with natural light, while a spacious family bathroom, complete with a central oval bath and separate walk-in shower, serves the remaining rooms.



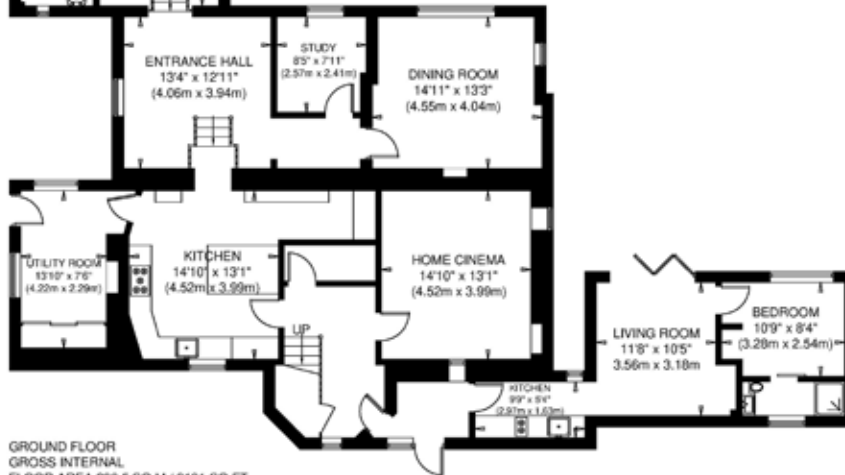


GYM
GROSS INTERNAL
FLOOR AREA 22.0 SQ M / 237 SQ FT

MERCHISTON
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 401.4 SQ M / 4320 SQ FT

GYM = 22.0 SQ M / 237 SQ FT
TOTAL = 423.4 SQ M / 4557 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 296.5 SQ M / 3191 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 104.9 SQ M / 1129 SQ FT



GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH46 7DT.

Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included in the price. The speaker system, pool table and outdoor dining sphere are available by separate negotiation.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Oil fired central heating, mains electricity, water and drainage.

Local Authority

Scottish Borders Council, Council Headquarters, Newtown St. Boswells, Melrose, TD6 0SA - Phone 01835 824000.

Council Tax

Band – Band G.

EPC Rating

Band – Band F.

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.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

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.

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.

Websites and Social Media

This property and other properties offered by Rettie can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.thelondonoffice.co.uk.

In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

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 misstatement 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 especial 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