LYNDEAN HOUSE
LINTON BANK DRIVE, WEST LINTON, EH46 7DT

Traditional five-bedroom detached house in West Linton, offering a rare opportunity to acquire a large family home with substantial grounds and breathtaking views of the scenic Scottish Borders.
CONTENTS

A LARGE FAMILY HOME

{ WITH SUBSTANTIAL GROUNDS }

and breathtaking views of the scenic Scottish Borders

Triple-aspect sun room - Where you can take in the incredible countryside panorama and wonderful natural light from dawn until dusk.

West Linton - Lying approximately twelve miles southwest of Edinburgh in the foothills of the Pentland Hills, the idyllic conservation village of West Linton is true country escape for families and commuters.
FLOORPLAN AND FEATURES

HR VALUE £500,000

VIEWING ARRANGEMENTS - BY APPOINTMENT TELEPHONE
CULLERTON’S ON 0131 225 5007

EPC RATING - E

• Vestibule with a walk-in store
• Entrance hall with a cloakroom
• Living room & adjoining sun room
• Dual-aspect formal dining room
• Well-appointed dining kitchen
• Five good-sized double bedrooms
• Airy four-piece family bathroom
• Floored and insulated storage loft
• Substantial landscaped grounds
• Double garage & single garage
• Oil-fired heating & double glazing

Total area: approx. 238.5 sq. metres (2567.3 sq. feet)

Double Garage
Approx. 28.4 sq. metres (305.7 sq. feet)

First Floor
Approx. 87.4 sq. metres (940.8 sq. feet)

Ground Floor
Approx. 122.7 sq. metres (1320.8 sq. feet)
Traditional five-bedroom detached house in West Linton, offering a rare opportunity to acquire a large family home with substantial grounds and breathtaking views of the scenic Scottish Borders.

Occupying a prime elevated plot at the end of Linton Bank Drive in West Linton conservation village, this traditional detached house represents an exciting opportunity to create an idyllic family home in the country. Enveloped by stunning panoramic views of the rugged Scottish Borders, the property is a mere twenty-minute drive from the capital, and is served by excellent village amenities including a primary school and a medical centre.
ENVELOPED BY STUNNING PANORAMIC VIEWS OF THE RUGGED SCOTTISH BORDERS
The house boasts five double bedrooms and three reception rooms, and would now benefit from some cosmetic upgrading with potential for reconfiguration, extension or a loft conversion, subject to obtaining requisite planning and building consent.

Approached via the sweeping gravelled drive, the traditional house sits beautifully in established garden grounds, against the backdrop of mature woodland and rolling hills. Framed by a welcoming brick porch, the front door opens into a practical vestibule with a walk-in store - perfect for wet coats and muddy boots!

The vestibule continues into the entrance hall, which benefits from a separate rear hall with a useful cloakroom. Perfect for relaxing and entertaining, the spacious living room on the left is bathed in southeasterly light from a wide bay window, which also yields magnificent views. As evening falls, the splendid open fireplace fills the room with warmth and comfort.
WONDERFUL NATURAL LIGHT FROM DAWN UNTIL DUSK

Glazed sliding doors in the living room lead into the triple-aspect sun room, where you can take in the incredible countryside panorama and wonderful natural light from dawn until dusk.
Across the hall the dual-aspect dining room boasts equally impressive views and provides an ideal setting for family gatherings and formal entertaining. The well-appointed dining kitchen to the rear is lined with traditional fitted cabinetry and workspace, plus a semi-integrated dishwasher and a selection of freestanding appliances. At the heart of this homely family hub is a classic oil-fired Rayburn range, which boasts two ovens and one large hotplate, and also generates the domestic hot water supply.

Completing the ground floor is the fifth double bedroom, which is currently used as a study.
DUAL-ASPECT DINING ROOM
IDEAL FOR FAMILY GATHERINGS
AND FORMAL ENTERTAINING
FOUR DOUBLE BEDROOMS
ENJOY EXCEPTIONAL VIEWS

Ascending the handsome staircase to the first floor, the generous landing accommodates four double bedrooms, all of which enjoy exceptional views, plus a bright four-piece bathroom comprising a shower compartment, a bathtub, and a pedestal basin and toilet suite.

The landing also allows access to the substantial floored and insulated storage loft via a hatch and Ramsay ladder. Oil-fired central heating, an optional electric immersion water heater and double-glazing throughout ensure year-round comfort and efficiency.
The substantial grounds are enclosed and landscaped to include terraced lawns, a sunny patio area and a selection of mature shrubs and trees.

The sweeping gravelled driveway allows private parking for multiple vehicles, in addition to the detached double garage/workshop and the attached single garage, which benefits from electricity and water supplies, plus high-level storage.

SUBSTANTIAL GROUNDS
ENCLOSED AND LANDSCAPED

THE AREA

TRANSPORT
Bus – 101, 102, Straiton Park & Ride
Airport – Edinburgh International
(20 miles)

CULTURE
Rosslyn Chapel,
Dawyck Botanic Garden, museums, galleries & studios

SHOPPING
Excellent village amenities and close to Straiton Retail Park

IDYLLIC VILLAGE LIVING JUST 20 MINUTES’ DRIVE FROM EDINBURGH

FOOD & DRINK
The Gordon Arms Hotel, The Old Bakehouse Restaurant, Olde Toll Tea House

SCHOOLS
State Schools:
West Linton Primary School,
Peebles High School
Independent Schools: several prestigious schools in Edinburgh

SPORTS
West Linton Golf Course, country sports and outdoor activities

LOCATION
Conservation village just 12 miles from Edinburgh

PARKS
Pentland Hills Regional Park, Glentress Forest

The Gordon
Arms Hotel, The Old Bakehouse
Restaurant, Olde Toll
Tea House
Lying approximately twelve miles southwest of Edinburgh in the foothills of the Pentland Hills, the idyllic conservation village of West Linton is true country escape for families and commuters. Residents need only step out their front door to experience some of the most spectacular scenery in the Scottish Borders.
Steeped in history dating back to the Bronze Age, West Linton is one of the earliest recorded market settlements in Scotland with associations with the silver and lead mining industry in the 17th century.

Hidden down in the heart of the village, its winding Main Street provides all you need in the way of everyday essentials, including a bank, a chemist, a newsagent, a post office and a grocer, plus an independent bookshop, a garage and a health centre. Across the rolling hills, green fields and dense woodland lies a vast array of outdoor pursuits from hiking, biking and horse riding, to shooting, fishing and a wealth of prestigious golf courses, particularly West Linton Golf Course. Nursery and primary schooling is provided locally at West Linton Primary, followed by secondary education at well-regarded Peebles High School. West Linton is a swift twenty-minute drive from Edinburgh City Bypass and is served by convenient public bus routes, which offer regular links to Peebles and Edinburgh via Penicuik and Morningside.
Owner and founder Mark Cullerton is well-known within the Scottish property industry for his unique blend of market acumen and strong business ethics. Throughout his 30 years in the industry, Mark has garnered a loyal following of clients who value his unrivalled industry knowledge, and respect his honest, straightforward approach. Over the years he has gained professional plaudits and numerous industry awards. He has amassed a wealth of invaluable professional experience and has held several senior and directors’ positions among high-ranking solicitors and estate agents in Edinburgh. Officially opening its doors in 2017, Cullerton’s Estate Agents & Property Consultants has a clear vision: to deliver a bespoke, highly personalised service in all aspects of property sales.

CULLERTON’S - THE ETHICAL PROPERTY PROFESSIONALS

Situated in Stockbridge and bordering the New Town, Cullerton’s provides bespoke, highly personalised property services through an ethical business model. We believe in clear communication, expert advice and absolute assurance. This underpins our business philosophy, which is based upon ethical practices for our clients, partners and charities alike. Trust, transparency and integrity are at the heart of everything we do.

THE CULLERTON’S TEAM - HANDPICKED PROPERTY PARTNERSHIPS

From our office on St Stephen Street in Stockbridge, our close circle of handpicked, award-winning professionals and partnerships will exceed your property service expectations. We put together a unique service package that is tailored to your individual needs, including qualified legal advice from our chosen legal partners, reliable valuations and market predictions from our specialist valuers and surveyors, and magazine-level photography, copywriting and design by our marketing team. Just as we cherish the close relationships we enjoy with our clients, we also value long-standing professional partnerships, based not only on true, but also on success.

GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

We take pride in our ethical business practices, particularly our steadfast attitude towards fairness and equality in the workplace, environmental conservation, and our pro-active support of our partner charities in Edinburgh and across the UK. All our business systems and products have been designed and chosen to make a low environmental impact. We also believe strongly in giving back to our community, particularly the causes we feel passionate about. Cullerton’s supports over six charities, to whom we donate a percentage of our profits, monthly.

OUR CLIENTS

Whether you are a first-time buyer or seasoned homeowner, a property developer or an investor, the property market can be a daunting place, where professional advice is paramount. Driven by our guiding principles, as well as our unrivalled industry expertise, we are proud to have established a strong, long-standing client base, which includes residential and commercial clients, builders and property developers. By taking the time to get to know each client, and by understanding their individual aspirations, we are best equipped to provide sound support and advice every step of the way.
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer or contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.