



Reivers Retreat, Deanfoot Road, West Linton, EH46 7DX

Rarely available four/five-bedroom detached bungalow surrounding by generous garden grounds

URQUHARTS
EDINBURGH



DESCRIPTION

Reivers Retreat is a rarely available four/five-bedroom detached bungalow surrounded by generous garden grounds and large driveway, situated in the historic conservation village of West Linton in the Scottish Borders. The location is superb with excellent local amenities and schools is a convenient commuting distance to Edinburgh city centre & further afield

Entrance vestibule, leading into a spacious dining hall; bright south-facing living room with wood-burning stove and sliding doors overlooking the front garden; fitted breakfasting kitchen with wall and base units, appliances and sliding doors to the rear courtyard and garden; four good sized bedrooms; bathroom with three-piece suite; and a shower room. On the upper level, there is an office / study attic room which could also be used as bedroom five. Additionally, there is a large family/playroom and workshop to the side extension with utility area, WC, and storeroom, which offers great potential for conversion.

ACCOMMODATION

Entrance vestibule. Dining hall. Living room. Kitchen/breakfast room. Four double bedrooms. Office / Bedroom 5. Bathroom. Shower room. Family/playroom. Workshop. Utility & WC. Storeroom.

Oil-fired central heating. Double glazing. Landscaped garden grounds surround the property with mature borders, summer house, garden shed and patio courtyard area to the rear. Driveway for several cars.

LOCATION

West Linton is a historic conservation village set in the Scottish Borders, approx. 18 miles south-west of Edinburgh. Commutable via the A702, which connects with the City Bypass, providing links to Edinburgh International Airport, the Forth Road Bridge/Queensferry Crossing, and main motorway networks to the M74 and the south. Local facilities cater for everyday needs including a Co-op, restaurant and





pub, whilst supermarkets and larger retail stores are accessible in nearby Peebles, Penicuik or off the City Bypass at Straiton Retail Park and The Gyle Shopping Centre. There are plenty of local outdoor activities including cycling, mountain biking, hill walking, horse riding, renowned golf courses, tennis, and bowling, and the cultural and recreational facilities of the city are also within easy reach. There is a nursery, primary school and health centre across from the property, and an easily accessed secondary school in Peebles.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **F**

The property has an Energy Rating Category **E**
Tenure Freehold



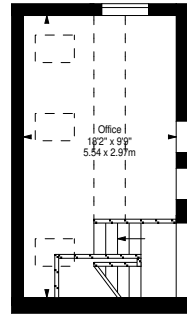
Reivers Retreat,
Deanfoot Road,
West Linton,
Scottish Borders, EH46 7DX



Approx. Gross Internal Area
2101 Sq Ft - 195.18 Sq M
Lean To Shed
Approx. Gross Internal Area
66 Sq Ft - 6.13 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.

Urquharts | Property and Law | 16 Heriot Row, Edinburgh EH3 6HR | Telephone 0131 556 2896 | Email enquiries@urquharts.co.uk | Fax 0131 556 0046

www.urquharts.co.uk

espc