

8 RUTHERFORD GARDENS





— The property expert behind the personalised service
MARK CULLERTON

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach. Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

Mark Cullerton

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Contemporary, architect-designed, triple-storey house

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A bright landing

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Property Name

8 Rutherford Gardens

Location

West Linton, EH46 7AP

Approximate total area:

383.2 sq. metres (4124.9 sq. feet)

- Ground Floor - First Floor - Second Floor - First Floor (above garage)





Nestled within an exclusive enclave of executive houses on the edge of West Linton, 8 Rutherford Gardens offers a truly exceptional luxury family home. Completed in 2021, this striking three-storey detached villa extends to more than 4,100 square feet, providing exquisite accommodation designed with modern family life in mind. Offering remarkable versatility, the house adapts effortlessly to the changing needs of its occupants, with the scope for up to six bedrooms and four reception rooms. At its heart lies state-of-the-art smart-home technology, ensuring both cost-efficiency and complete control over lighting, heating, security and entertainment systems. The property further benefits from a secure gated driveway, beautifully landscaped gardens, far-reaching countryside views, a detached double garage, and a magnificent two-storey home gym.

GENERAL FEATURES

- Part of an award-winning, exclusive development
- Contemporary, architect-designed, triple-storey house
- Luxury family accommodation arranged over three floors
- International designer brand fittings and fixtures throughout
- State-of-the-art technology with fully integrated smart home system
- Immaculately presented interior with tasteful design scheme
- Flexible layout to suit evolving family needs
- Home Report value - £1,350,000
- EPC Rating - C

ACCOMMODATION FEATURES

- Striking and naturally bright reception hallway
- Designer Rotpunkt Küchen with 8-seater island unit
- Sitting room/formal dining room with garden views
- Sumptuous triple-aspect living room of generous proportions
- Fully integrated cinema room
- Playroom, home office or cosy family snug
- Beautifully appointed boot room and utility room
- Principal suite with French doors and Juliet balcony
- Hotel-standard principal bathroom with five-piece suite and dressing areas
- Two king-sized double bedrooms with en-suite shower rooms
- Two/three further spacious double bedrooms (plus home office)
- Luxury family bathroom with five-piece suite and high-end fittings
- Stylish and generously sized guest cloakroom

EXTERNAL FEATURES

- Double-storey, fully equipped gym with garden views
- Double garage with electric up-and-over door
- Gated, paved driveway with video intercom system
- Landscaped wrap-around gardens with multiple seating areas
- Air-source heat pump and solar PV system with underfloor heating and radiators



The Rutherford Gardens development won the Herald Property Award for 'Individual New Build & Small Development' and was named a finalist by Homes for Scotland, affirming the quality and craftsmanship of this small and exclusive development.



Family living with finesse

approached via electric gates with video entry, a generous driveway sweeps up to the house and detached double garage. The crisp, light render of the façade is strikingly offset by anthracite-coloured contemporary windows and doors, setting an architectural statement from the outset. Stepping inside, the impressive double-height reception hall immediately showcases the home's outstanding craftsmanship and meticulous attention to detail. Italian porcelain flooring gleams beneath a bespoke staircase with glass balustrades, while a flood of natural light draws the eye through to the landscaped garden beyond. Vaulted ceilings and extensive glazing ensure a sense of openness and light throughout, with glorious views captured from almost every angle.

MAGNIFICENT & VERSATILE

reception rooms

A versatile sitting room lies to the front of the house and could equally serve as a formal dining room. Here, engineered oak flooring, traditional cornicing and twin windows overlooking the garden add elegance and warmth.

To the rear, a breathtaking living room is defined by dramatic walls of floor-to-ceiling glazing, framing uninterrupted views across the garden to the rolling hills beyond. Bathed in afternoon sunlight, it is a magnificent setting for both family life and entertaining. Completing the reception spaces is a playroom, which easily be utilised as a home office or a teenage den.





A bespoke Rotpunkt

DINING KITCHEN



Runs the full depth of the property



At the heart of the home stretches a remarkable dining kitchen that runs the full depth of the property. The bespoke German Rotpunkt kitchen is equipped with an extensive suite of Neff appliances, including full-height fridge and freezer units, an induction hob, combination and multifunction ovens, a microwave, a dishwasher, and a wine cooler concealed within the pocket sliding doors, hosting a mini-bar. Silestone worktops, designer pendant lighting and integrated LED downlights further elevate the design. Perfect for entertaining, the vast central island seats eight, while wide glazed doors extend the space seamlessly onto the deck and garden.

Practicality is ensured by a large utility and boot room, fitted with bespoke cabinetry and space for laundry appliances. With direct access from the garden, this multi-functional space is styled in a similar fashion to the rest of the property, delivering on both form and function. Additional ground-floor rooms includes a spacious media/storage cupboard, together with a large and stylish guest cloakroom.



A lightfilled GALLERIED LANDING

A wide galleried landing awaits on the first floor, luxuriously carpeted and framed by glass balustrades, emphasising the sense of space and light that flows throughout the house. Fanning off this central hallway are three impressive king-sized bedrooms, each with its own extensive built-in storage and en-suite bathrooms, a home office (which could be used as a sixth bedroom) and a large family bathroom.



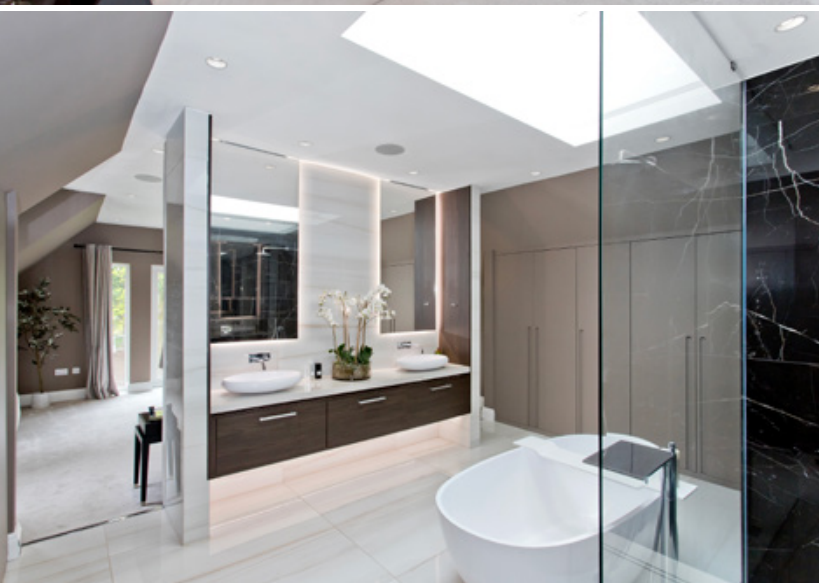
The principal suite

FIT FOR A LUXURY HOTEL

The principal suite is a sanctuary of elegance and refinement, offering the ultimate in comfort and style. The sumptuous bedroom is beautifully proportioned, with soft neutral tones, plush carpeting, and carefully designed recessed lighting to establish a calm and serene ambience. A remote-controlled television, discreetly concealed within the ceiling, lowers at the touch of a button, ensuring entertainment is always at hand without compromising the suite's refined aesthetic.

The suite flows seamlessly from a spectacular bathroom, where exquisite Italian porcelain tiles and marbled accents set a sophisticated tone. A freestanding Lusso Stone bathtub takes centre stage, complemented by Hansgrohe AXOR fixtures and twin countertop basins, all of which underline the quality and design excellence. A walk-in rainfall shower, sleek fitted cabinetry, skylights, and soft feature lighting further elevate this space into a spa-like retreat.

Ample storage is provided by two extensive runs of built-in wardrobes, finished in muted contemporary tones that blend effortlessly with the room's refined palette. French doors open onto a Juliette-balcony flooding the space with natural light and offering a tranquil outlook.



A sanctuary of elegance and refinement



King-sized second and third BEDROOM SUITES



The second and third bedrooms are designed as mirror images of one another, each offering a generously proportioned king-size space. Large windows flood the rooms with natural light, while the thick-pile carpeting underfoot lends an unmistakable sense of warmth and luxury.



Both rooms are appointed with an entire wall of bespoke fitted wardrobes, providing ample storage with seamless elegance. Each also enjoys the privilege of a private en-suite shower room, finished in a sleek contemporary style with Lusso Stone sanitary ware and Hansgrohe AXOR fixtures.

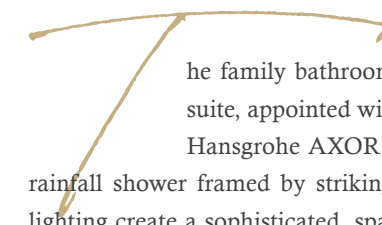
AN OFFICE *with a view*

The fourth room on the first floor offers remarkable versatility, ideally suited as a private home office or, alternatively, a sixth bedroom. Finished with practical yet refined engineered hardwood flooring, the space is enhanced by French doors opening onto a Juliette balcony, framing uninterrupted views across the gardens and the rolling countryside beyond.



The bathrooms





he family bathroom echoes the same level of luxury as the principal ensuite, appointed with Italian porcelain tiles, Lusso Stone sanitary ware and Hansgrohe AXOR fixtures. A deep inset bath, an oversized walk-through rainfall shower framed by striking black marble tiling, and a sleek vanity with feature lighting create a sophisticated, spa-like environment. Contemporary touches, including a heated towel rail and bespoke floating cabinetry, complete this beautifully designed space.





SECOND FLOOR

accommodation

A second staircase, with darkwood treads and sleek glass balustrades, ascends from the galleried landing to the home's top floor, where two impressive south-facing rooms are found. The cinema room, designed for indulgent family nights in, is fully equipped with surround-sound, blackout blinds and an oversized screen, offering a true cinematic experience from the comfort of home. Generously proportioned, it could equally serve as an additional double bedroom if desired.



Across the landing lies a further versatile double bedroom, bathed in natural light from dual-aspect south- and west-facing windows. Its size and outlook make it an ideal guest suite or an adaptable retreat tailored to the needs of a family home.

Smart Technology

& ENERGY EFFICIENCY

8 Rutherford Gardens has been appointed with the very latest state-of-the-art technology, offering its owners effortless control, total energy efficiency, and refined enjoyment of every aspect of the home. Concealed behind the sleek façade lies over £140,000 worth of fully integrated smart-home systems and hardware, designed to deliver a cost-effective, energy-efficient and truly modern lifestyle. The entire system can be programmed and controlled remotely via an app, giving complete command from anywhere in the world.

Key features include:

- Niko fully integrated smart-home system with central control screen
- Remote operation of heating and lighting for convenience and efficiency
- Media cabinet with full-room networking and centralised TV matrix
- SONOS integrated ceiling speakers in selected rooms and portable SONOS speakers
- Smart light switches tailored to lifestyle requirements
- Comprehensive security system with 4K CCTV, intercom with video playback, multi-point motion sensors, live alerts and programmable lighting patterns
- Mood lighting with LED profiles
- Fully integrated and pre-configured cinema room
- Remote-operated hidden TV in the principal suite
- The property has also been designed with sustainability and comfort in mind:
 - 14KW Mitsubishi Ecodan air-source heat pump
 - Underfloor heating throughout the ground floor
 - Radiators to the first and second floors
 - Heating zones fully controlled via the Niko app
 - Solar PV panels
 - High-performance double-glazed windows and doors throughout

GARDENS & PARKING



The house is set within generous wrap-around gardens, creating an idyllic and private setting. Fully enclosed by hedging and fencing, the grounds provide a safe and secure environment for children and pets, whilst also offering elegant spaces for relaxation and entertaining. Expansive manicured lawns are complemented by extensive, no-maintenance decked terraces, thoughtfully arranged with multiple seating areas. From midday until sunset, the rear gardens are bathed in natural light, with delightful views extending across the open countryside of the Scottish Borders from the elevated decks. Boxed planters, mature trees and a dedicated children's play area further adds to the charm and practicality of the gardens. Integrated exterior lighting ensures the outdoor spaces can be enjoyed long into the evening, making them perfect for al fresco dining and social gatherings.

Approached through electric gates, the property opens onto a broad paved forecourt, providing parking for several vehicles. An electrically operated door leads into a substantial double garage, striking in design with a glass wall creating a stylish visual connection to the adjoining gym.

Fully equipped

HOME GYM



F

rom the garage, a doors open into an impressive, fully equipped home gym. This double-vaulted ground floor space is filled with natural light from large south-facing windows overlooking the garden, supplemented by skylights, providing a bright and energising atmosphere. A staircase ascends to the attic level, currently arranged with additional gym equipment. With services already installed for a bathroom, the gym offers excellent versatility to be used as a large studio, workshop, or even ancillary accommodation (STPP).

A glazed door at ground level opens onto the decking, linking the gym to the wider garden and house, whilst preserving its independence.

The property is offered to market in an immaculate turn-key condition. Apart from the standard integrated appliances, and freestanding laundry appliances included in the sale, the full content of the house (all of the quality furniture and equipment) are available by separate negotiation.




8 Rutherford
Gardens

WEST LINTON

Scottish Borders



8 Rutherford Gardens enjoys a charming setting on the edge of the historic and much-sought-after village of West Linton. Nestled at the foot of the dramatic Pentland Hills, the surrounding landscape is punctuated with reservoirs, equestrian facilities, and scenic walking and cycling routes, yet lies only a fifteen-minute drive from the Edinburgh City Bypass and the outskirts of the capital.

West Linton, a sought-after and picturesque village, lies just seventeen miles from the heart of the city. It boasts a wide range of local amenities including a Co-op, health centre, pharmacy, Post Office, and a selection of cafés and restaurants. Highlights include the historic Tollhouse Tea Room, The Gordon Arms Hotel with

its beer garden, bar and restaurant, and The Pyet restaurant and deli. Two churches serve the community, alongside a state-of-the-art primary school and nursery, with wraparound childcare available and secondary education provided in nearby Peebles. For broader shopping, dining, and leisure opportunities, the towns of Biggar and Peebles, as well as Edinburgh itself, are all easily accessible. The village enjoys a vibrant social scene, with a writer's group, tennis and bowling clubs, a football club, and the West Linton Horticultural Society. Several halls and community spaces are available for hire, ensuring a rich calendar of events and activities throughout the year.



An outdoor enthusiast's paradise!



The surrounding countryside is an outdoor enthusiast's paradise, offering everything from gentle country rambles to more challenging hill walks, cycle paths through woodland and moor, and horse-riding at the nearby Kailzie Equestrian Centre. Two village greens, flanking the Lyne Water that meanders through the settlement, provide further leisure opportunities. West Linton Golf Club, a championship course, welcomes both golfers and social members to enjoy its clubhouse amenities. For those seeking more adventurous pursuits, the Don Coyote Outdoor Centre at Lamancha offers clay pigeon shooting, rifle

ranges, and archery, all set against the glorious backdrop of the Scottish Borders. Each June, the village and surrounding community come together for the Whipman Play, a week-long festival celebrating the traditional common riding, reinforcing West Linton's strong sense of heritage and community spirit. Rutherford Gardens itself is ideally located just off the A702, affording swift access to the City Bypass, Edinburgh Airport, and the wider central road network, making it an exceptionally convenient base for commuting.



Location & Amenities

EDINBURGH

11

10

PENICUIK

9

8

8 RUTHERFORD GARDENS

7

5

1

4

2

3

6

WEST LINTON

1

WEST LINTON GOLF CLUB

2

WEST LINTON BOWLING CLUB

3

WEST LINTON PRIMARY SCHOOL

4

WESTWATER RESERVOIR

5

LEADBURN COMMUNITY WOODLAND

6

LINTON FC HOTSPUR FOOTBALL CLUB

7

V&C EQUESTRIAN LIVERY

8

MOUNT MAW

9

NINE MILE BURN

10

PENICUIK

11

PENTLAND HILLS

DISTANCES:

WEST LINTON 1.5 MILES - **2 MINUTES' DRIVE**

WEST LINTON GOLF COURSE 2.5 MILES - **5 MINUTES' DRIVE**

PENTLAND HILLS REGIONAL PARK 8 MILES - **10 MINUTES' DRIVE**

EDINBURGH CITY BYPASS 10 MILES - **15 MINUTES' DRIVE**

PEEBLES 15 MILES - **30 MINUTES' DRIVE**

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To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

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— *Property Consultant*

MARINA FERBEJ



For further information on this property, or to arrange a viewing, contact Marina, who will be delighted to assist you.

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— *About Marina*

Marina is a dedicated Real Estate Consultant, with over five years of experience in real estate and 29 years in the hospitality and travel industry—where she successfully ran her own business—Marina brings a wealth of expertise and a personal touch to every buying and selling transaction.

A lifelong resident of Edinburgh, Marina enjoys travelling, both in Scotland and abroad. She loves walks with Betty, her Cockapoo, and dining out with family and friends, especially weekend breakfasts at Patina. Of Italian and Ukrainian descent, Marina's rich heritage adds depth to her personable approach.

— *Property Consultant*

TERRY THOMSON



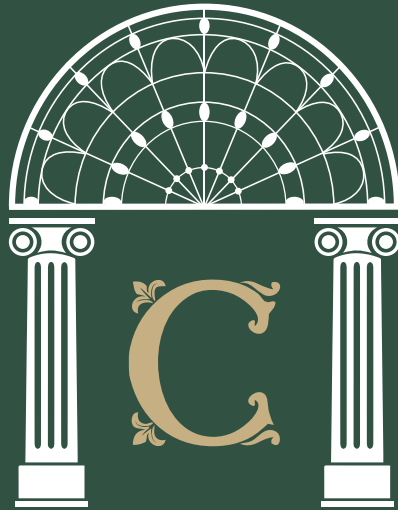
For further information on this property, or to arrange a viewing, contact Terry, who will be delighted to assist you.

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— *About Terry*

With extensive experience in property, portfolio management, and real estate, Terry possesses in-depth market knowledge and a keen understanding of the industry. In addition, his 28-year career as an MD for a retail company, and years in the construction industry have further enhanced his expertise in real estate development and management.

Beyond work, Terry lives in Edinburgh and enjoys golf, football, and paddle tennis, as well as performance drives with fellow Porsche enthusiasts. A lover of fine dining, his favourite spots include Dishoom and Cool Jade, and he relishes socialising with his wide circle of friends and neighbours.



CULLERTON'S

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SCAN TO DISCOVER MORE

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