



Solicitors & Estate Agents










Offers Over

£495,000

Linton Bank, Main Street

West Linton | EH46 7EA

Linton Bank presents a once in a generation opportunity to purchase a substantial home with significant development opportunity in the heart of the picturesque Borders village of West Linton. This historic village is surrounded by beautiful open countryside and offers swift commuter links to Edinburgh, providing the perfect retreat from busy city life.

-  4 Bedroom
-  3 Reception rooms
-  2 Bathrooms
-  Walled garden
-  Garage & driveway
- Outbuildings
-  EPC rating – F
-  Council tax band- G



Description

Located between Main Street and the Upper Green, Linton Bank is a handsome period house on a substantial plot with a delightful walled garden and 3 significant outbuildings, which offer development potential with planning permission in place for conversion to both residential and commercial accommodation, presenting the ideal opportunity for buyers seeking a space to work from home. The main house offers generous and flexible living space over two floors, ideal for both family life and entertaining. The front door opens to a welcoming entrance hallway with a staircase with an ornate balustrade rising to the first floor. There are two large interconnected reception rooms to the ground floor, to the front with a dual aspect, fireplace and deep press cupboard. To the rear, the spacious family room has a dual aspect with floor to ceiling windows and doors opening to the garden, it has a large fireplace with a multi-fuel stove and a hatch giving access to insulated loft space.

The sociable heart of the home is the superb kitchen and dining room to the rear, with the kitchen area fitted with a good range of wall and base units with an additional walk-in pantry extending under the stairs. The dining area has glazed corner windows overlooking the garden and door leading to the garden. There is a utility/boot room with window to the front of the house and door to the side, which leads in turn to a shower room with white suite and plumbing for a washing machine and tumble drier along with a hatch to additional loft storage space. A flexible additional room, in use as a home office/study which could also be used as a 4th bedroom, completes the ground floor accommodation. To the first floor, the spacious principal bedroom has a dual aspect to the front and side and has a plumbing connection, if desired for a vanity sink, with space and potential to create an en-suite shower room subject to consents. There are two further good-sized bedrooms and a family bathroom with white suite. The house benefits from some timber sash and case double glazing and is heated with LPG central heating.

The first of the outbuildings is an old byre which still retains the original timber stalls and cobbled floor. This space has planning permission to create a commercial property on Main Street with potential for a variety of businesses. The second outbuilding is in use as a large double garage, with double doors from the driveway area. The third and largest of the outbuildings holds planning permission for conversion to a separate residential dwelling. Full details can be viewed at <https://eplanning.scotborders.gov.uk/> with the planning reference numbers of 21/01224/FUL and 21/01226/FUL



Extras

The kitchen appliances, window dressings and light fittings are to be included in the sale.

Gardens and Parking

A charming walled garden has been attractively designed with lawn and seating areas, raised beds for growing fruit and vegetables and well-stocked mature flower and shrub borders. Ample off street parking is provided behind the house, in front of the garage, accessed to the right hand side of the property from Main Street. Additional unrestricted on street parking is also available.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

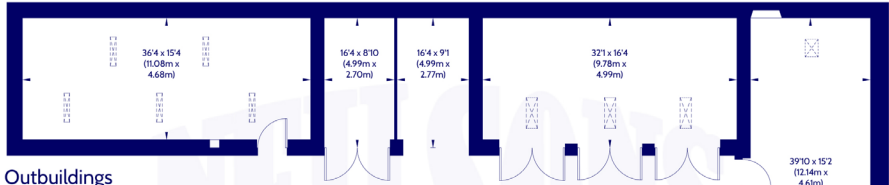
West Linton is a charming and sought-after conservation village situated at the foot of the Pentland Hills in the Scottish Borders, around 16 miles south-west of Edinburgh. Surrounded by outstanding natural beauty, the village offers excellent opportunities for walking, cycling, horse riding, and golf, with a Championship course at West Linton Golf Club and nearby equestrian facilities.

Local amenities include a Co-op, pharmacy, medical centre, newsagent, and the popular Gordon Arms Hotel with its bar, restaurant, and beer garden. The village also supports a vibrant community with tennis, bowling, and football clubs, and hosts the historic Whipman Festival each summer.

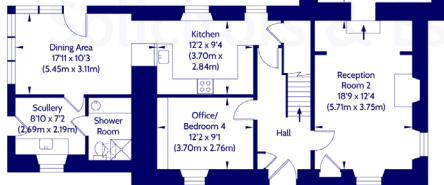
Education is well served by a modern primary school in the village and secondary schooling in Peebles. Excellent transport links provide easy access to Edinburgh via the A702 and regular bus services, with further shopping and leisure options available in Biggar, Penicuik, and Peebles.



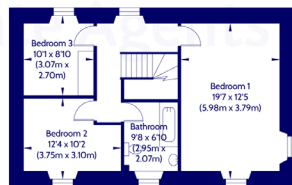
Approx. Gross Internal
Floor Area of House
179.8 Sq M / 1936 Sq Ft.



Ground Floor



First Floor



All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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