



Raemartin House Raemartin Square, West Linton, EH46 7ED



Welcome

Welcome to Raemartin House, West Linton, a gorgeous historic property of great character and charm, situated in the very heart of the of the quaint borders village of West Linton. This commanding and substantial property provides spacious flexible accommodation over three levels. The property (B-Listed) was built in 1789 as a coaching inn serving travellers between Edinburgh and Moffat and now forms a spacious family home which has been upgraded, modernised, and improved by its current owners whilst still retaining many of the original features. The property is presented in superb walk-in condition and offers a once in a lifetime opportunity to own a substantial family home of great local historic importance in the heart of the village. Viewing is essential to fully appreciate the standard of accommodation on offer and an appointment to view should be made at your earliest opportunity to avoid disappointment.



- Superb once in a lifetime opportunity to purchase a property of local historic importance
- Substantial family accommodation, over three levels, in the very heart of the village
- Entrance vestibule with original mosaic floor tiles
- Reception hallway with under stair storage
- Large open plan kitchen and dining room with dual aspect windows, a range of units, with oak worktops, island breakfast bar, twin Belfast style sink, and a host of appliances
- Family room/study, previous bedroom five with bay style window to the front and multi fuel stove
- Bedroom four/family room with rear facing window
- Boiler room and store with garden access





- Mid landing leading to first floor landing with store cupboard
- Grand living room with multi fuel stove, and dual aspect windows (four) flooding this room with light
- Large main bedroom with twin front facing window
- Gorgeous family bathroom with four-piece white suite, double shower cubicle with raindrop overhead shower, body jets, and shower attachment, double ended bath with mid mount taps and shower attachment, wc and sink
- Upper landing with fixed roof window leading to second floor hallway with exposed beams and loft ladder access
- Bedroom with dual aspect windows and storage
- Bedroom with window to the front and storage
- Family shower room with electric shower, wc, and sink
- Single glazing and superb Biomass boiler and central heating
- Rear garden courtyard
- Quality fixtures and fittings throughout whilst still retaining many original features





West Linton

This beautiful property is in the popular and thriving Borders town of West Linton, which lies within commuting distance of Edinburgh. The property is well positioned to take advantage of a range of local shops within West Linton itself, plus banking and post office services and a primary school. A larger choice of shops and amenities is available at either Peebles or Penicuik. Leisure facilities include West Linton Golf Club, superb, picturesque walks in open countryside and on the Pentland Hills, horse riding, fishing, golfing, and bowling. Glentress Forest just outside Peebles is within easy reach and is famous for its mountain bike trails. The Horseshoe Inn at nearby Eddleston is popular with the locals. Regular bus services operate to and from Edinburgh city centre and to the surrounding border towns.

Extras

Included in the sale are: floor coverings, light fittings, range cooker, extractor and blinds where fitted. Other items may be available by negotiation. All integrated appliances, free standing white goods and any other movable items included in the sale are not warranted by the seller.





Get in touch

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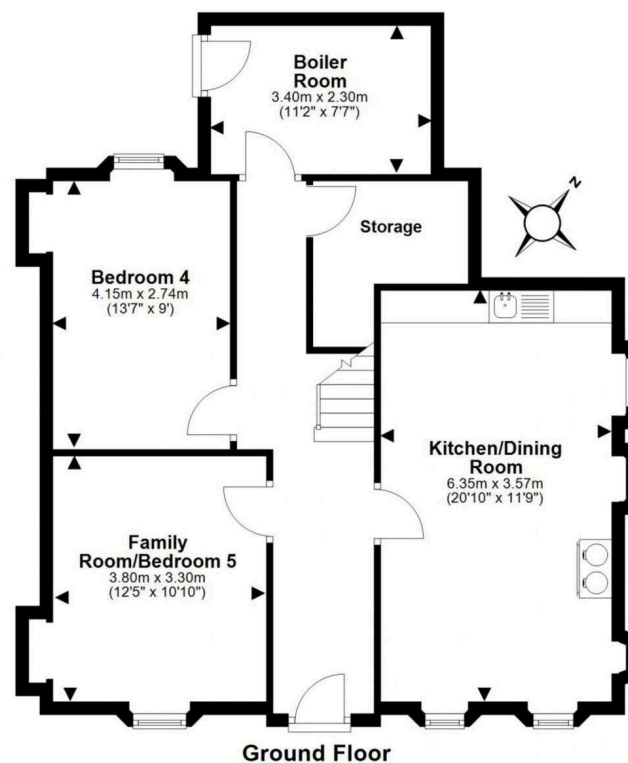
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

