



## 4 RUTHERFORD GARDENS

West Linton, Scottish Borders





# AN EXCEPTIONAL CONTEMPORARY HOUSE IN ONE OF THE BORDERS' MOST SOUGHT-AFTER VILLAGES

Beautifully designed for modern living, 4 Rutherford Gardens offers style, space and flexibility in equal measure. Expansive interiors, landscaped gardens and a tranquil woodland create the perfect retreat within easy reach of Edinburgh.

## Summary of accommodation

Five bedrooms | Four bathrooms (two en suite)

Kitchen/dining/family room | Sitting room | Snug | Study/bedroom six | Utility room

Double garage | Plant room

Landscaped gardens | Woodland

**Distances:** Peebles 14 miles, Edinburgh 18 miles  
(All distances are approximate)





## THE PROPERTY

4 Rutherford Gardens is an impressive modern house of excellent scale and proportion, designed with contemporary family living in mind. Extending to over 3,550 sq ft, the property offers elegant and versatile accommodation across two floors, complemented by landscaped gardens, a detached double garage and a peaceful setting just north of West Linton.

The house is finished to a high standard throughout, with light and spacious interiors, superb entertaining space, and direct connections to the garden and surrounding countryside.

The welcoming reception hall provides access to the principal living areas. The heart of the home is the open plan kitchen, dining and family room, a stylish and flexible space designed for everyday living and entertaining. The kitchen is fitted with a range of sleek cabinetry, integrated appliances and a central island, with full-height glazing opening onto the terrace and garden.











A generous sitting room with huge windows enjoys views over the garden and woodland beyond. A separate snug offers a more intimate retreat, while a study/bedroom six provides flexibility for home working or guest use.

A practical utility room and shower room complete the ground floor accommodation.

The principal bedroom suite is a superb space with fitted wardrobes, a luxurious en suite bathroom and access to a balcony overlooking the gardens.

There are four further double bedrooms, one with en suite shower room, and a well-appointed family bathroom.







## GARDENS AND GROUNDS

The property sits within beautifully landscaped and thoughtfully designed grounds, created by a professional landscape gardener to provide year-round interest and colour. To the rear, a broad lawn is bordered by structured planting and framed by mature woodland, which provides both privacy and an idyllic green backdrop. An impressive terrace to the rear of the house, accessed directly from the kitchen and dining room, offering an ideal setting for outdoor dining and entertaining.

For families, an integrated play area includes a climbing frame and a ground-level built-in trampoline, seamlessly incorporated into the design of the garden. Beyond the main garden, a gate in the fence opens into a further area of private woodland, perfect for exploration and adventure.





To the front of the house, a second terrace is surrounded by beautifully planted beds, a sheltered spot that catches the afternoon sun. A private driveway provides ample parking and leads to the detached double garage and additional plant room.

## LOCATION

Rutherford Gardens is an exclusive residential development close to West Linton, a charming conservation village known for its strong sense of community and easy access to Edinburgh. The village offers a range of local amenities including a small supermarket, coffee shop, pub, health centre, post office and an award-winning primary school. The Rutherford Gardens development received the Herald Property Award for ‘Individual New Build & Small Development’ and was also shortlisted by Homes for Scotland, a recognition that underlines the quality and craftsmanship of this exclusive scheme.

For secondary education, the highly regarded Peebles High School is within easy reach, while a number of independent schools in Edinburgh such as Merchiston, George Watson’s, George Heriot’s and ESMS are also accessible by daily bus or car.

The surrounding area offers a wide range of leisure opportunities, including walking and cycling in the Pentland Hills, horse riding, golf at West Linton Golf Club, and fishing on the River Tweed. Nearby towns such as Peebles, Biggar and Penicuik provide a broader selection of shops, cafes and services.

Rutherford Gardens lies approximately 18 miles south of Edinburgh city centre, making it a popular choice for commuters. The city is easily accessible by car via the A702, or by regular bus services from the village. Edinburgh Airport is around 19 miles away and offers an extensive range of domestic and international flights.



## GENERAL REMARKS

**Tenure:** Freehold.

**Viewing:** Strictly by appointment through Knight Frank Edinburgh.

**Directions**

**What3Words:** ///poster.financial.candle

**Postcode:** EH46 7AP

**Services:** Mains water, electricity and drainage to a shared private treatment plant. Heating by oil central heating (underfloor on the ground floor, radiators and electric underfloor on the first floor). Solar panels fitted.

**Local Authority & tax band:** Scottish Borders Council - Tax Band H.

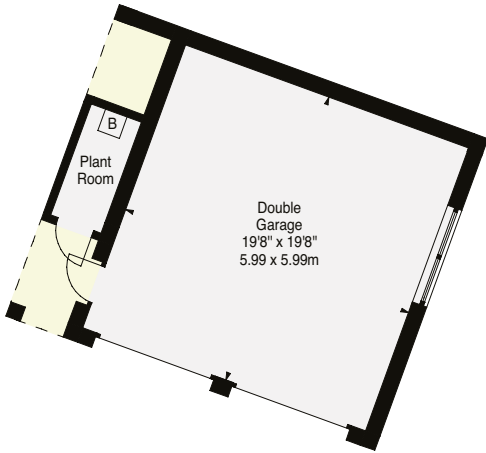
**Servitude rights, burdens and wayleaves:** The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

**Offers:** Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date, but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

**Deposit:** A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.



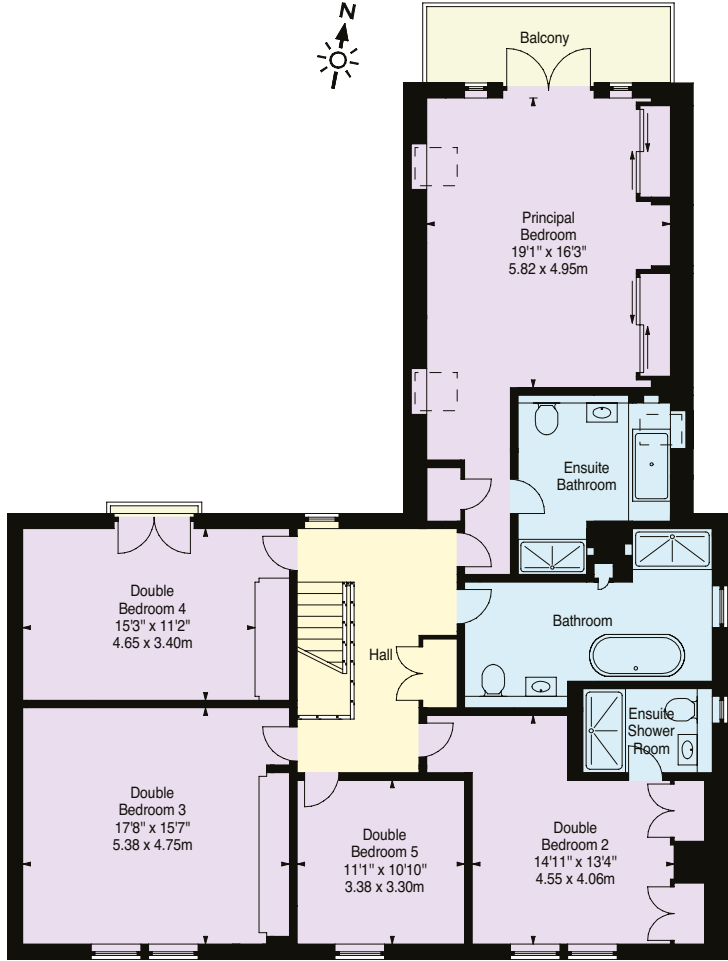
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



Ground Floor



First Floor

Approximate Gross Internal Area  
3558 Sq Ft - 330.54 Sq M  
Double Garage & Plant Room: 425 Sq Ft - 39.48 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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