

eskgrove.
homes

Built for better tomorrows

Linton Bank

School Brae, West Linton
Scottish Borders, EH46 7DU



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A UNIQUE BLEND OF

eco and elegant home design

At Eskgrove Homes we provide beautiful new homes in wonderful locations, built to exceptionally high standards. All of our homes are architect-designed with carefully crafted interiors, focusing on space and functionality. What makes our homes unique is the way in which they combine outstanding eco-credentials with elegant design. We focus on building homes fit for the future, reducing environmental impact and saving on fuel bills. Our homes have a conscience – they are warmer, quieter, cleaner and greener. Our latest development, Linton Bank, in West Linton is designed to provide elegant, energy-efficient homes in this remarkable location. If a truly exceptional lifestyle is what you are after, Linton Bank offers it all – from airy open-plan living spaces to stunning scenery on your doorstep. We have two property types at Linton Bank – the 2-bedroom Lyne and the 3-bedroom Medwyn. The development of 10 bungalows offers spacious, eco-friendly homes with private gardens. The location of the development in scenic and tranquil West Linton means that you are spoilt for choice when it comes to recreation and nature. From country sports to cultural attractions in the city – this location offers an outstanding, balanced lifestyle.



“ ...All of our homes are architect-designed with carefully crafted interiors, focusing on space and functionality... ”



WEST LINTON

Scottish Borders

Nestled in the foothills of the Pentland Hills, approximately twelve miles southwest of Edinburgh, the tranquil conservation village of West Linton promises an idyllic semi-rural escape, within easy reach of the capital. The Scottish Borders boasts some of the country's most spectacular and diverse scenery, and the area has a fascinating heritage dating back to the Bronze Age. With roots in the 17th-century silver and lead mining industry, West Linton is one of the earliest recorded market settlements in Scotland.

The A702 between Biggar and Edinburgh passes along the top of West Linton, and brings a healthy amount of passing trade and tourists down into the heart of the village. The winding Main Street offers everything in the way of everyday essentials including a Post Office, a Co-op Food, a pharmacy and a newsagent, plus a deli, a tearoom, a restaurant and a traditional hotel. There is also a garage, hair and beauty salons, and a health centre.

The rolling hills, fields and woodland that surround West Linton are a playground for outdoor enthusiasts, who have their pick of diverse activities and pursuits, from hiking and hillwalking, to fishing and golfing, with several prestigious golf courses, including West Linton Golf Course nearby.

West Linton is a haven of tranquillity with all the amenities you could ask for. However, should you ever feel drawn back to the city for retail, culture and leisure, West Linton is a mere twenty-minute drive from Edinburgh via the A702. The village is also served by convenient public bus routes and several local taxi companies, so you needn't worry about travelling under your own steam. Regular bus services operate to Peebles and Edinburgh.



AMENITIES FOR West Linton



A historic conservation village just twelve miles southwest of Edinburgh



*On A702 (Edinburgh Road)
23 miles from M74.
14 miles to Edinburgh Bypass*



*93, 101, 102,
Straiton Park & Ride*



*West Linton Golf Club, Stobo
Castle Health Spa*



*Pentland Hills Regional
Park, Glentress Forest*



*22 miles from Edinburgh
52 miles from Glasgow*



*Village amenities, Biggar High
Street, Straiton Retail Park*



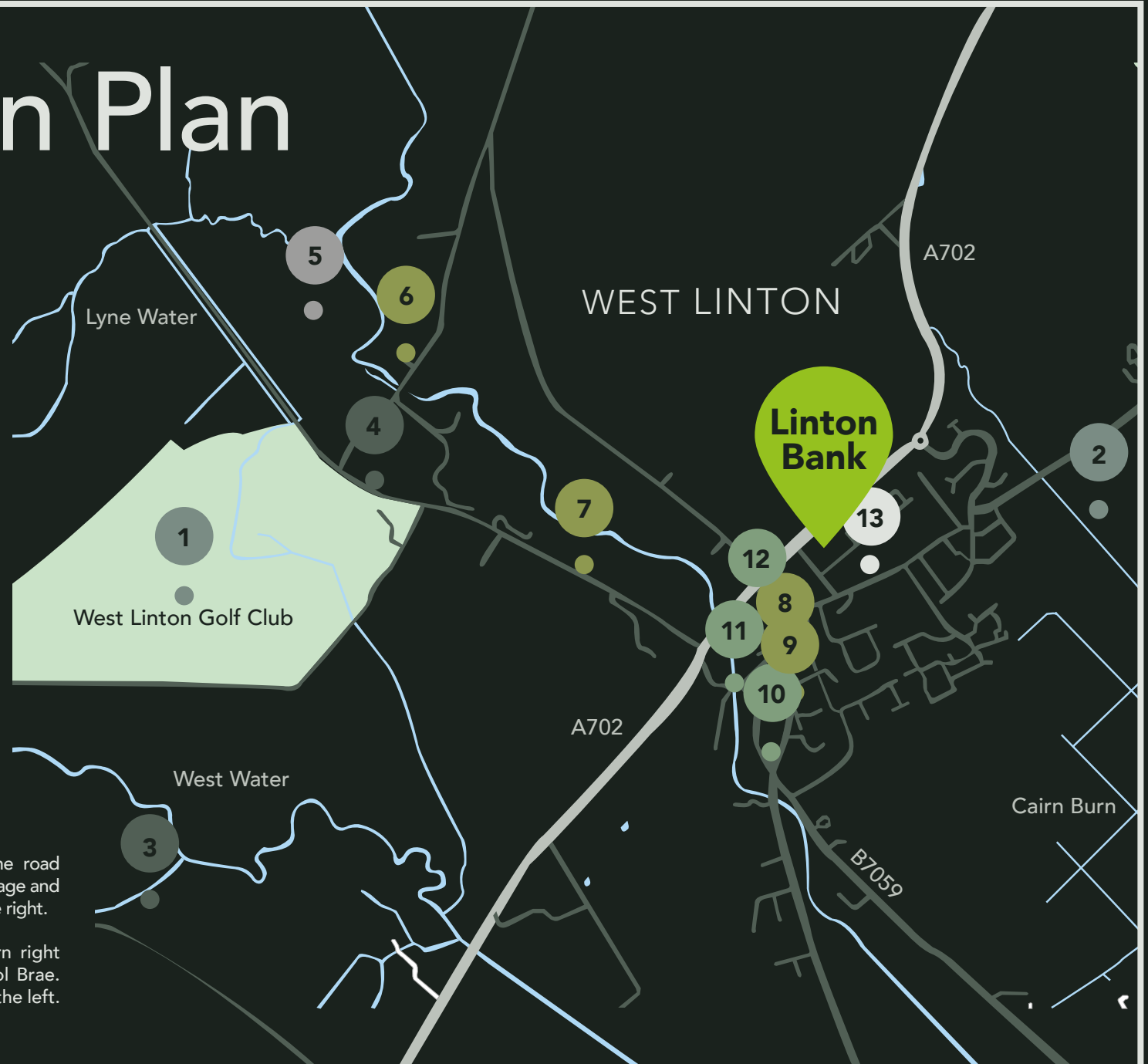
*Rosslyn Chapel, Dawyck
Botanic Garden, selection
of museums in Biggar*



*The Old Bakehouse
Restaurant, Olde Toll Tea
House*

Location Plan

- 1. West Linton Golf Club
- 2. Linton Hotspur FC
- 3. Shepherd's Cottage
- 4. Head Greenkeepers Cottage
- 5. Slipperfield Croft
- 6. Kind Logs West Linton
- 7. Dunmore Scotland
- 8. Co-op Food
- 9. West Linton Post Office
- 10. Olde Toll Tea House
- 11. The Pyet Deli
- 12. The Old Bakehouse Restaurant
- 13. West Linton Primary School



Directions to Linton Bank

From the A702 (Edinburgh Road) follow the road marked School Brae leading down into the village and Linton Bank is approximately 50 metres on the right.

Driving into the village on the B7059, turn right onto Deanfoot Road, then left onto School Brae. Linton Bank is approximately 35 metres on the left.

Energy efficient homes in an idyllic village setting

Linton Bank is a signature development of ten beautifully-designed detached and semi-detached bungalows with strong eco credentials, space and tranquillity. The development features two unique bungalow types: the 2-bedroom Lyne and the 3-bedroom Medwyn. By combining exceptional materials and simple design, these homes offer an outstanding, modern living environment.

Situated in the heart of West Linton, the development takes its name, Linton Bank, from the land originally gifted to the community to construct a hospital. The site most recently housed West Linton Primary School, which has since moved to a new, purpose-built campus in the village. Linton Bank offers generous housing plots in an exceptionally private setting, whilst enjoying a convenient location at the centre of village life.

The Lyne – 2-bedroom bungalow (approx 88 sq. metres)

- Living/Dining room and Kitchen with sliding doors onto Garden
- Master Bedroom with fitted wardrobes and En-suite Shower Room
- Spacious second Double Bedroom with fitted wardrobes
- Flexible Jack-and-Jill Bathroom from Hall and Bedroom 2

The Medwyn – 3-bedroom bungalow (approx 99 sq. metres)

- Living/Dining room and Kitchen with sliding doors onto Garden
- Master Bedroom with fitted wardrobes and En-suite Shower Room
- Spacious second Double Bedroom with fitted wardrobes
- Well-proportioned third Bedroom/Study
- Flexible Jack-and-Jill Bathroom from Hall and Bedroom 2

All the bungalows in this development enjoy generous private gardens, dedicated parking and visitors' parking.



HOUSE TYPE:
Lyne

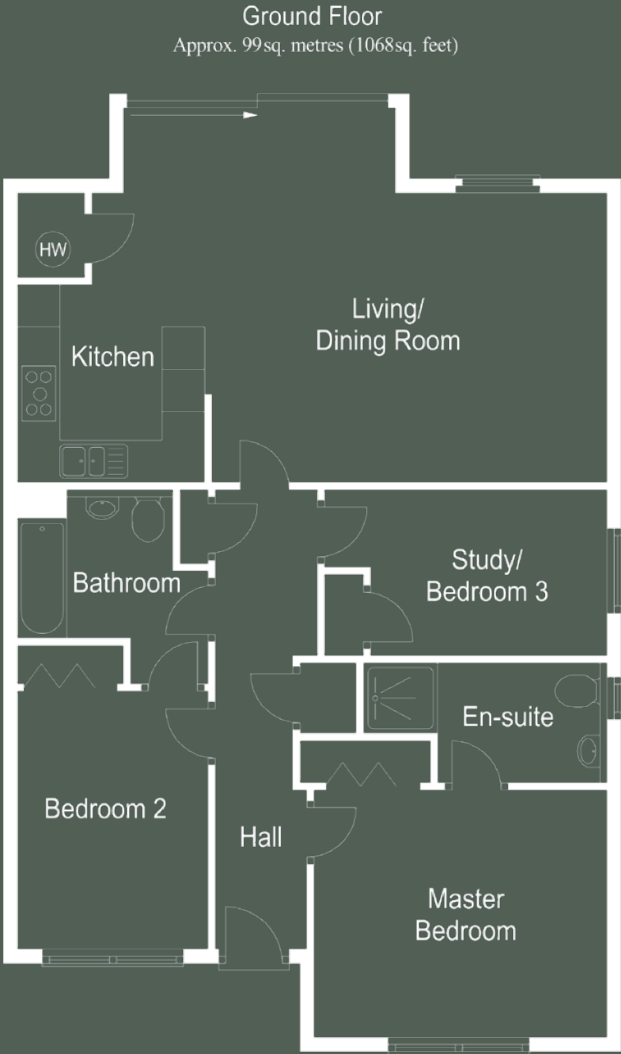


Total area: approx. 88 sq. metres (945sq. feet)

Approximate Dimensions

Kitchen/Living/Dining Room	7.71m (25'4") x 5.47m (17'11")
Master Bedroom	4.00m (13'1") x 3.56m (11'8")
En-suite	2.53m (8'4") x 2.39m (7'10")
Bedroom 2	3.65m (12'0") x 2.64m (8'8")
Bathroom	2.75m (9'0") x 2.68m (8'10")

HOUSE TYPE:
Medwyn



Total area: approx. 99sq. metres (1068 sq. feet)

Approximate Dimensions

Kitchen/Living/ Dining Room	8.37m (27'6") x 5.33m (17'6")
Master Bedroom	4.17m (13'8") x 3.49m (11'5")
En-suite	3.44m (11'3") x 1.68m (5'6")
Bedroom 2	3.65m (12'0") x 2.70m (8'10")
Study/Bedroom 3	4.00m (13'1") x 2.33m (7'8")
Bathroom	2.76m (9'1") x 2.71m (8'11")

DESIGN

Eskgrove homes at Linton Bank, West Linton are beautifully crafted and carefully tailored to suit each homeowner's lifestyle and preferences.

The external design is simple, elegant and easy to maintain. The materials have been specified to minimise weathering and to reduce maintenance down the years.

- Natural clay roof tiles
- Proprietary render
- Natural timber cladding

The interior design continues the theme of elegant simplicity. These 2-bedroom and 3-bedroom bungalows boast some 88 and 99 sq. metres (respectively) of luxury living space with ceiling heights of at least 2.70 metres, which add to the overall sense of spaciousness. The single-storey accommodation features a striking open-plan concept with a large kitchen and living/dining room opening onto the garden. Internally the homes are packed with a host of impressive energy-saving features, all of which have been designed to make each home warmer, quieter, cleaner and greener.



SUSTAINABLE DESIGN

Utilising a sustainable design philosophy, Eskgrove has made key decisions at the design and construction phase that will reduce negative impacts on the environment and the health of homeowners. It is an integrated, holistic approach without compromise and trade-offs. Eskgrove designs homes to exceed Building Regulations/Standards, while delivering an aesthetically pleasing home.

UNDERFLOOR HEATING – A WARMER HOME

Houses have traditionally been heated by radiators where radiated and convected heat first rises to the ceiling of any room before warming the room from the top down. This results in cold feet and a stuffy head. Where there is underfloor heating, the room is heated from the floor up so the result is warm feet and a clear head. And because radiators operate at 55°C whilst underfloor heating operates at 35°C (the whole floor acts as one big radiator), the internal room temperatures are more constant and easier to achieve.

NATURAL LIGHT – A BRIGHTER HOME

The use of natural light is an essential element of the design with expansive use of glazing in the public areas in particular.

RENDER

We use acrylic render rather than cement render to reduce the energy used in producing the original material. Traditional cement render is prone to cracking whilst acrylic render remains stable and requires minimum or no maintenance.

ROOF TILES

House builders traditionally use concrete roof tiles but Eskgrove only uses natural clay roof tiles, in line with our commitment to sustainable development.

TIMBER CLADDING

Canjaere cladding is a prefinished high performance timber cladding. The unique timber treatment gives softwoods the characteristics of hardwoods allowing them to be used in typical hardwood applications by increasing water resistance and structural stability. And unlike all other cladding, canjaere retains its original colour and does not weather down to the black/grey/silvery hue typical of other cladding systems.

AIR SOURCE HEAT PUMP

Rather than using a gas fired boiler to run the heating system, Eskgrove uses an air source heat pump to drive the heating system. This works by the heat pump gas capturing the 'free' energy in the external air, compressing it to heat it up, and then transferring the heat to the water in the hot water cylinder which in turn delivers domestic hot water and water for the central heating. Heat pumps are rated by their coefficient of performance (COP) where typically the house owner will pay for 1 unit of electricity to capture 4 units of 'free' energy. It has to be said that the lower the outside air temperature, the lower the COP becomes, with the COP in winter going down to 1:2 as opposed to 1:4 in the summer months.





THE FINISHING TOUCHES

(INTERIOR SPECIFICATION)

THE KITCHENS

European-style appliance package including:

- 4-ring induction hob
- Stainless steel oven/grill
- Integrated appliances: extractor, fridge freezer, dishwasher and washing machine
- Bespoke kitchens designed by a local kitchen company in a variety of materials and colours from Eskgrove's standard samples
- Choice of laminate countertops and breakfast bar
- Choice of upstand from Eskgrove's standard samples
- Single bowl stainless steel under-mounted sink with contemporary tap
- Ceiling lighting, as per plans

THE FLOORING

- Choice of pre-finished engineered oak flooring to halls, from Eskgrove's standard range
- Choice of floor tiles to bathrooms and en-suites, from Eskgrove's standard range

THE BATHROOMS

- Contemporary bathrooms and en-suites from Eskgrove's standard range
- Wall-mounted washbasin and WC
- Choice of ceramic tiles from Eskgrove's standard range
- Mirror with lights and demister pad
- Polished chrome accessory package including heated towel radiator

THE HEATING

Underfloor heating throughout.

FINISHES SELECTION

All materials and other selections for which the purchaser is entitled to make a selection are to be chosen from the Eskgrove standard range, and are as per the Linton Bank, West Linton specification. Sizes and specifications are subject to change without notice.

Purchasers can choose to amend or add to the Eskgrove standard range. Any changes to the standard range are to be chosen with the assistance of the Eskgrove team and are subject to an additional charge, which must be paid for at the time of placing the order.





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