



Flat 2 Raemartin Square  
WEST LINTON | BORDERS | EH46 7ED





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Situated in the charming and sought-after town of West Linton, this delightful first-floor flat is part of a beautifully converted hotel, blending historical charm with modern comforts. The property features a stunning living room that is sure to impress, complete with a large bay window that floods the space with natural light and a striking feature fireplace that adds a touch of elegance and warmth.

The kitchen/dining room is both spacious and stylish, boasting a modern design with neutral units that offer a sleek and clean look. This area is perfect for both everyday meals and entertaining guests, providing ample space for a dining table.

The flat includes three generously sized double bedrooms, each offering plenty of room for furnishings and personal touches. These bedrooms ensure comfortable living for families or those needing extra space for guests or home offices.

The contemporary family bathroom is well-appointed, featuring both a shower and a bath, catering to all preferences and needs.

Externally, the property provides convenient off-street parking as well as additional on-street parking options, making it easy for both residents and visitors to find space. This charming flat in West Linton offers a perfect blend of historical character and modern living, ideal for those looking to enjoy the best of both worlds. In brief it comprises -

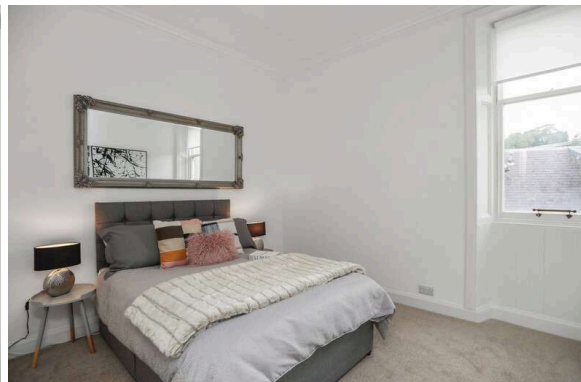
- Welcoming hallway with storage.
- Bay windowed living room with feature fireplace.
- Stylish kitchen/dining room with neutral units.
- Three double bedrooms.
- Family bathroom with both shower and bath.
- Oil central heating.
- Unrestricted on and off-street parking.

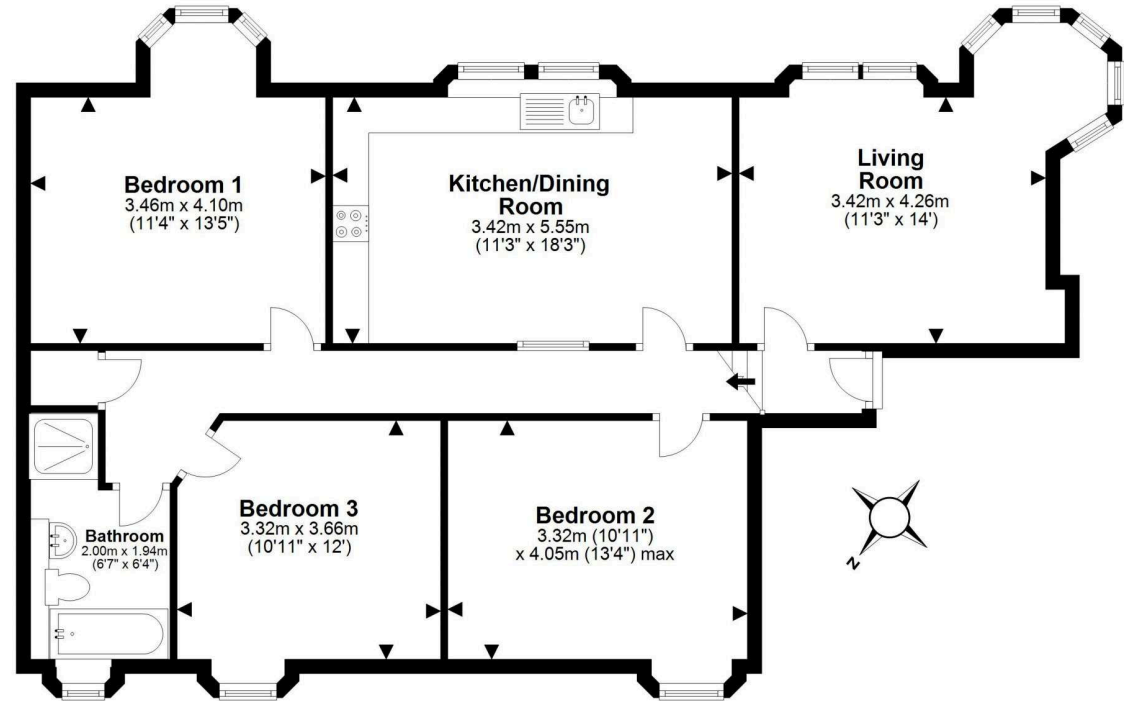
The blinds and kitchen appliances will be included in the sale. Appliances are new, but no warranties are given on any systems. EPC Rating D.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The subjects are located 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 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.





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