



**Indaba**

West Linton

EH46 7EP



# Indaba, West Linton

Indaba is a spacious detached family home set within generous, private grounds in the highly sought-after village of West Linton. Now requiring modernisation, the property offers excellent potential and flexible accommodation suited to a range of buyers. Accessed via a shared private driveway, the accommodation comprises a welcoming entrance hallway, double bedroom, and access to a large garage with utility area. On the first floor, there is a WC, an L-shaped living/dining room with patio doors opening onto a decked terrace, and a kitchen fitted with a range of units and direct garden access. stairs lead up from the kitchen to a large loft area which offers flexible additional space Two further double bedrooms with fitted wardrobes and a family bathroom complete the accommodation. Externally, the property is set within extensive garden grounds, providing privacy and ample space for outdoor entertaining, including a sheltered decked seating area. Indaba presents an exciting opportunity for further development or enhancement, subject to the necessary consents.

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## Property Features

188 m<sup>2</sup>

Peaceful Location

Excellent Potential

3 Bedrooms

Extensive Gardens

Double Garage

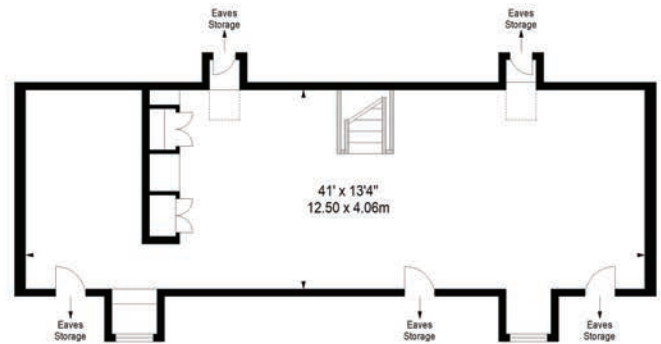




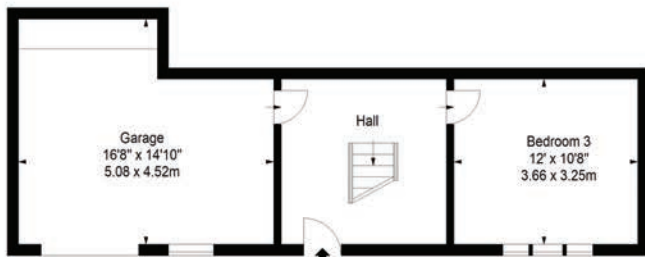
Indaba,  
Chapel Brae,  
West Linton,  
Scottish Borders, EH46 7EP



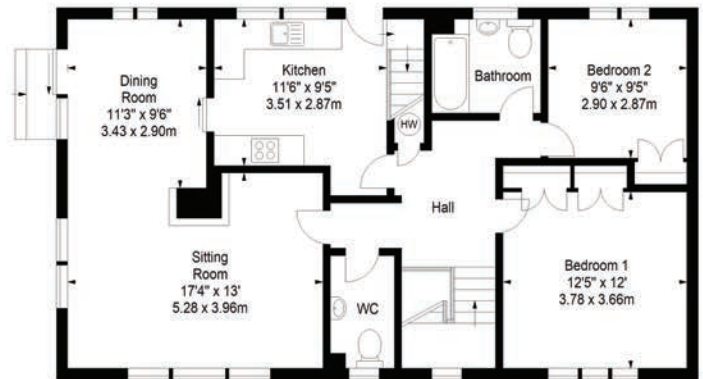
Approx. Gross Internal Area  
2023 Sq Ft - 187.94 Sq M  
(Including Garage)  
For identification only. Not to scale.  
© SquareFoot 2026



Second Floor



Ground Floor



First Floor

The historic and sought-after village of West Linton boasts a picturesque setting, along with convenient commuting options. Nestled at the foot of the dramatic Pentland Hills, the surrounding landscape is dotted with reservoirs, equestrian facilities and breathtaking nature walks and cycle routes, yet only a 15-minute drive from the Edinburgh Bypass and the outskirts of the capital. West Linton offers the best of rustic country living within easy reach of Edinburgh. Surrounded by rural farmlands and rolling countryside, this picturesque village lies only 17 miles from the heart of the capital. It benefits from excellent local amenities, including shops, a Co-op, a health centre, a pharmacy, a Post Office, the historic Tollhouse Tea Room, and The Gordon Arms Hotel with a beer garden, bar, and two churches. It has a state-of-the-art primary school and a nursery, with secondary schooling in Peebles. For more extensive shopping, Biggar, Peebles, and Edinburgh are all within easy reach.

## Extras

The property is being sold as seen, all fitted floor coverings, light fittings and kitchen appliances are included in the sale (the seller will not warrant their working order).



Find out more

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## Notes

Notes Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be emailed –[sales@ieroproperty.com](mailto:sales@ieroproperty.com) in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at 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 their deletion of the non-standard Clause and replaced with the Combined Standard Clauses.