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SOLICITORS & ESTATE AGENTS



LINDENLEA

CARLOPS, SCOTTISH BORDERS EH26 9NH



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WELCOME TO

LINDENLEA

A light-filled and uniquely characterful home in beautiful surroundings, this two-bedroom detached residence in the desirable conservation village of Carlops boasts impressive living space, the practicality of a bathroom and separate WC, convenient garage parking, and a delightful enclosed rear garden. The B-Listed property incorporates a former church hall alongside parts of an earlier schoolhouse and a former weaver's cottage dating from circa 1800, creating a fascinating home rich in character and local heritage. The single-storey interiors are exceptionally well presented, blending country charm with modern comforts.

Planning and listed building consent (2401185/FUL), and building warrant approval (25/01373/DEMAEX)



THE HIGHLIGHTS

- Charming and unique detached home in picturesque Carlops
- B-Listed property rich in local heritage and character
- Porch and entrance hall with storage
- Dual-aspect living room with log burner
- Bright contemporary breakfasting kitchen
- Exceptional former church hall family/dining room with log burner
- Garden room/study with adjoining WC
- Two rear-positioned double bedrooms
- Bright contemporary bathroom with shower-over-bath
- Enclosed rear garden with secluded terrace and lawn
- Private driveway and detached single garage
- Oil-fired central heating and double glazing
- Planning permissions and building consents



TAKE A LOOK AROUND

A glazed entrance porch opens into a hall providing useful storage. From here you reach a spacious dual-aspect living room and a breakfasting kitchen. The south-facing living room enjoys the rustic character of a log burner and hardwood flooring. Arranged around a dining area, the wood-floored kitchen features shaker-style units, wood and stainless-steel worktops, a striking chequerboard splashback, and a Belfast sink. Appliances comprise an integrated electric oven and hob, plus a freestanding dishwasher and large fridge freezer.

The generous living accommodation continues into a magnificent multi-aspect family/dining room. Rich in character, this remarkable former church hall features a dramatic vaulted timber-lined ceiling with skylights, original wood panelling, a cosy log burner, and arched leaded windows, creating a unique setting for everyday living and entertaining. The room leads to the garden, through a glazed, wood-floored garden room, ideal for home working or hobbies, and conveniently adjoined by a WC.

Also found within the home are two peaceful double bedrooms. The larger bedroom is softly carpeted and dual-aspect, whilst the second features wood-look flooring and a stylish decorative mural. Completing the accommodation is a bright contemporary bathroom fitted with an L-shaped bath and overhead rainfall shower.



THE DETAILS

Extras: The sale includes all fitted flooring, window coverings, standard light fittings, and integrated appliances, as well as a fully approved building warrant application set.







bs

ENCLOSED REAR GARDEN
WITH SECLUDED TERRACE
AND LAWN





bs
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LINDENLEA

TOUR THE GROUNDS

The walled rear garden features a secluded sunken seating/BBQ area, and an upper lawn enjoying elevated views. To the side of the property, a driveway and detached single garage provide ample private parking.

TELL US ABOUT

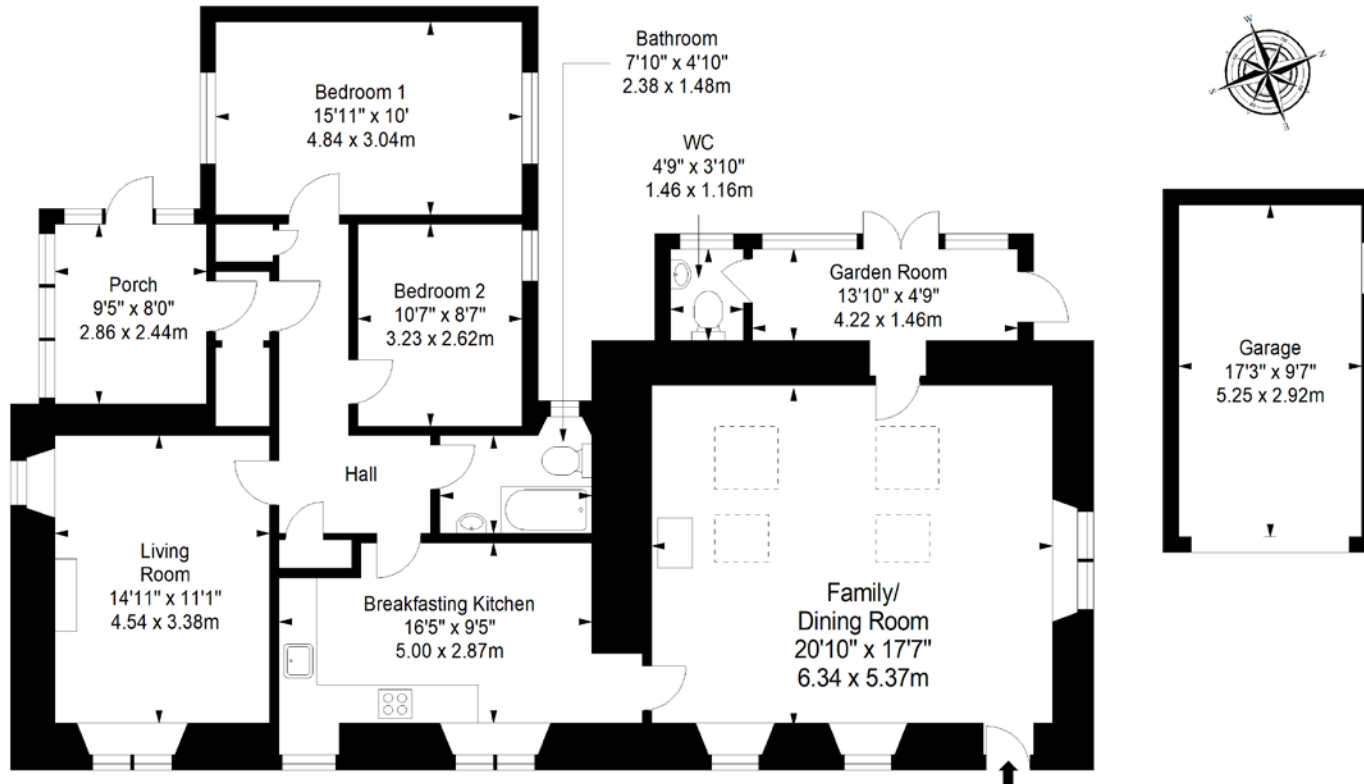
CARLOPS, SCOTTISH BORDERS

Nestled at the foot of the picturesque Pentland Hills, just 15 miles south of Edinburgh, the quaint conservation village of Carlops enjoys an idyllic setting surrounded by beautiful open countryside. Lindenlea is opposite the Rock Field, which is used by the village as a play park, community garden plots and orchard, as well as for village events. The River North Esk passes through the village, creating the perfect backdrop for a stroll, cycle or run. Pentlands Hills Regional Park also boasts over 100km of signposted routes, as well as activities such as horse riding, fishing and orienteering. At the heart of Carlops is the village hall, which hosts weekly events. West Linton is just a short drive away and offers an excellent range of everyday amenities, including a Co-op, health centre, newsagents, pharmacy, Post Office, cafés, and The Gordon Arms Hotel. Nearby Penicuik provides further shopping and services, with supermarkets, independent retailers, banks, and medical facilities. Education is well catered for, with nursery and primary schooling available at West Linton Primary School and secondary education at Peebles High School. For commuters, Carlops is ideally positioned on the A702, providing convenient access to Edinburgh City Bypass, the A1, and the M8/M9 motorway network.

FLOORPLAN

Ground Floor
Approx. 130.2 sq. metres (1401.5 sq. feet)

Garage
Approx. 15.3 sq. metres (164.7 sq. feet)



Total area: approx. 130.2 sq. metres (1401.5 sq. feet)

Property Office:

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Proposed works (rendered)
 Application site boundary

GENERAL NOTES

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2. On no scale of this drawing, written dimensions to be taken from. Any discrepancies found between this drawing and other drawings and specifications in the associated documents must be referred to the Architect prior to work commencing.
3. This drawing must not be copied in whole or in part without prior written consent of Studio IMA Ltd.

REVISIONS

24/01185/FUL
25.02.2025

Scottish Borders Council
Town And Country
Planning (Scotland) Act
1997

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 associated Decision
 Notice



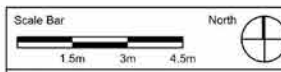
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Client
Mr & Mrs Spears

Project
LINDENLEA
Refurbishment & Extension
Carlops

Drawing Title
SITE PLAN

PROPOSED



Scale: 1:150@A3 Date: 28/08/2024
 By: DA Status: PLANNING
 Checked: IM Approved: IM

Drawing Number
2403_PL-PL01

A702

GENERAL NOTES

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2. Do not scale off this drawing. Written dimensions to be taken only. Any discrepancies found between this drawing and other drawings and specifications in the construction documents must be referred to the Architect prior to work commencing.
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REVISIONS

24/01185/FUL
25.02.2025

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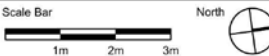
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Client
Mr & Mrs Spears

Project
**LINDENLEA
Refurbishment & Extension
Carlops**

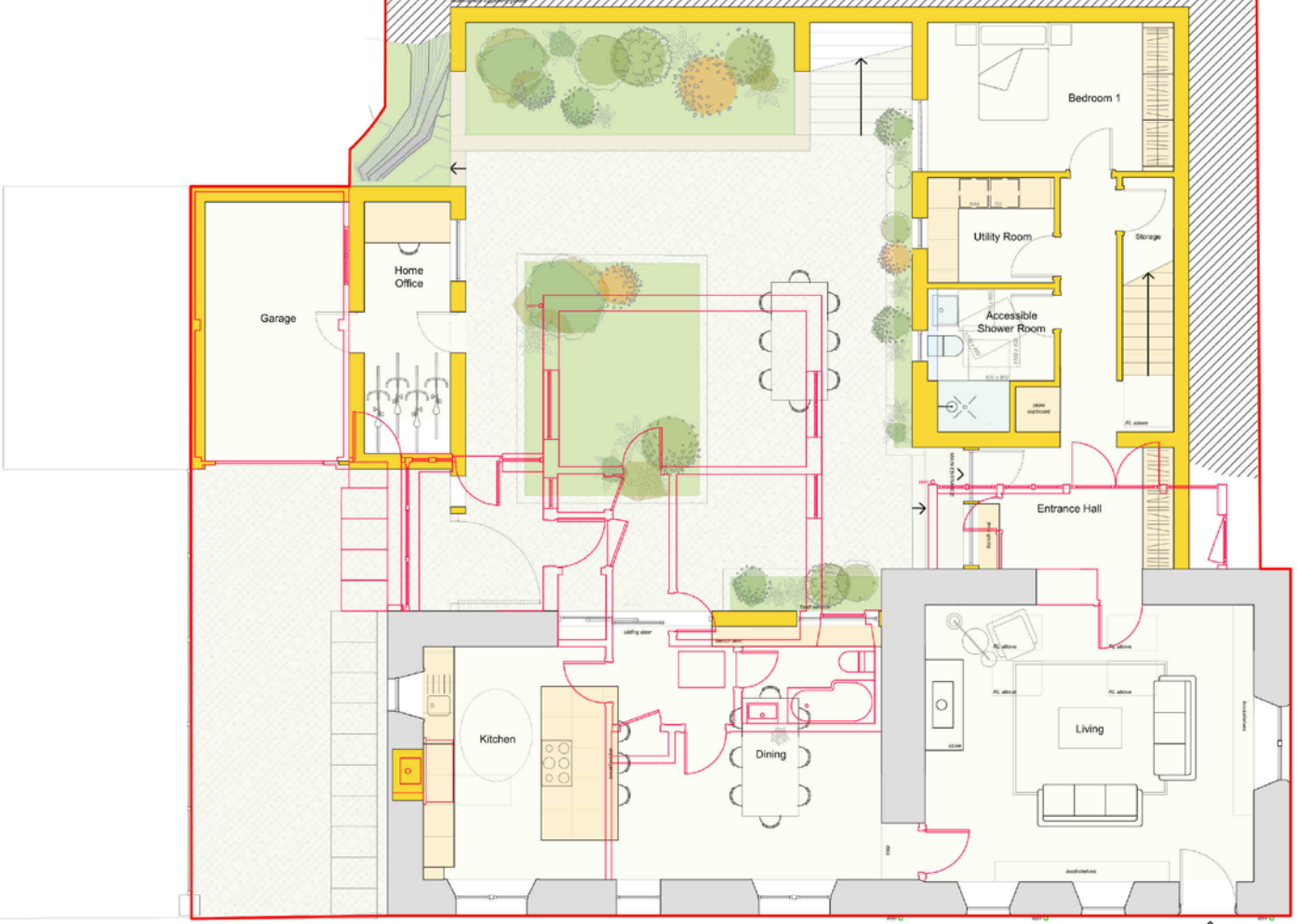
Drawing Title
GROUND FLOOR PLAN

PROPOSED



Scale: **1:100@A3** Date: **28/08/2024**
By: **DA** Status: **PLANNING**
Checked: **IM** Approved: **IM**

Drawing Number
2403_PL-PL02



- Proposed works (rendered)
- Dawkings
- Application site boundary

GENERAL NOTES

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- 2. On no scale of this drawing, written dimensions are to be taken from any drawings/notes found between this drawing and other drawings and shall be shown in the associated documents must be referred to the Architect prior to work commencing.
- 3. This drawing must not be copied in whole or in part without prior written consent of Studio IMA Ltd.

REVISIONS

- REVISION A 25/11/24
- Window on west elevation re-positioned and internal layout amended.

Latest revisions clouded on drawings.

24/01185/FUL
25.02.2025

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1997

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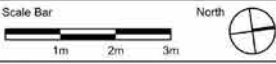
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Client
Mr & Mrs Spears

Project
**LINDENLEA
Refurbishment & Extension
Carlops**

Drawing Title
SECOND FLOOR PLAN

PROPOSED



Scale: 1:100@A3 Date: 28/08/2024
By: DA Status: PLANNING

Checked: IM Approved: IM

Drawing Number
2403_PL-PL03

Rev
A

- Proposed works (rendered)
- Downtakings
- Application site boundary



