

Fraser & Brooks Co W.S.

Solicitors, Notaries Public
and
Estate Agents

“ROTHBURY” 3 RAEMARTIN SQUARE
WEST LINTON, EH46 7ED

Nestled in the heart of the pretty conservation village of West Linton, this charming one-bedroom lower villa featuring light-filled and pristine interiors promises buyers an idyllic lifestyle.

A gated external entrance bordering a well-kept garden nestled behind mature hedging guides you to the front door and into a light and airy hallway adorned with mosaic floor tiling and built-in storage. From here, a partially glazed oak door opens into a warm and inviting south-west-facing sitting room. Decorated in soft neutrals and featuring plush carpeting and a log-burning stove this cosy space is perfect for relaxation. Adjoining lies a modern dining kitchen, showcasing under-base-lit wood-effect wall and floor units, smooth white worktops, and integrated appliances including an extractor hood, hob, and oven. Completing the accommodation is a well-appointed shower room and a spacious and tastefully decorated south-west-facing double bedroom accessed via the sitting room. Externally, the property shares access to a tranquil south-west-facing enclosed mature garden mainly laid to lawn. There is ample on-street parking.

**VIEWING: SUNDAY 2-4PM OR TELEPHONE SOLICITORS
ON 0131 225 6226**

Key features

- One-bedroom lower villa
- South-east-facing sitting room
- Modern dining kitchen
- Spacious and bright double bedroom
- Well-appointed shower room
- Double glazing
- Electric heating
- Shared gardens to the front
- On-street parking

Area

West Linton is a pretty and welcoming conservation village at the foot of the Pentland Hills in the Scottish Borders, 15 miles south-west of Edinburgh. Lying in an area of outstanding natural beauty and with easy access to the Pentland Hills Regional Park, there are plentiful opportunities for peaceful walks, cycles, hikes, and horseriding, whilst the village houses a tennis club, bowling club, and football club. The West Linton Golf Club, less than a five-minute drive away is a Championship course and the Kailzie Equestrian Centre is within easy reach. Every summer the village, which houses several centres and halls, plays host to the Whipman Festival, one of the oldest in the Borders, a week-long celebration culminating in a sports day held on the green. There is primary schooling within the village in a multi-million pound facility opened in 2013 with secondary provision in Peebles. Residents benefit from an excellent range of amenities to meet daily needs including a health centre, pharmacy, Co-op and the popular Gordon Arms Hotel with a beer garden, restaurant, and bar. A wider variety of shops, restaurants etc are to be found in nearby Biggar, Penicuik, and Peebles. Well-situated for access to the City Bypass, there is also a regular bus service into Edinburgh.

EPC Rating: D

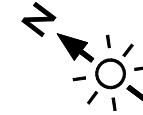
Home Report

Please note that a Home Report has been carried out on the property. For further details or to view the Report please contact the Selling Agent. Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally.

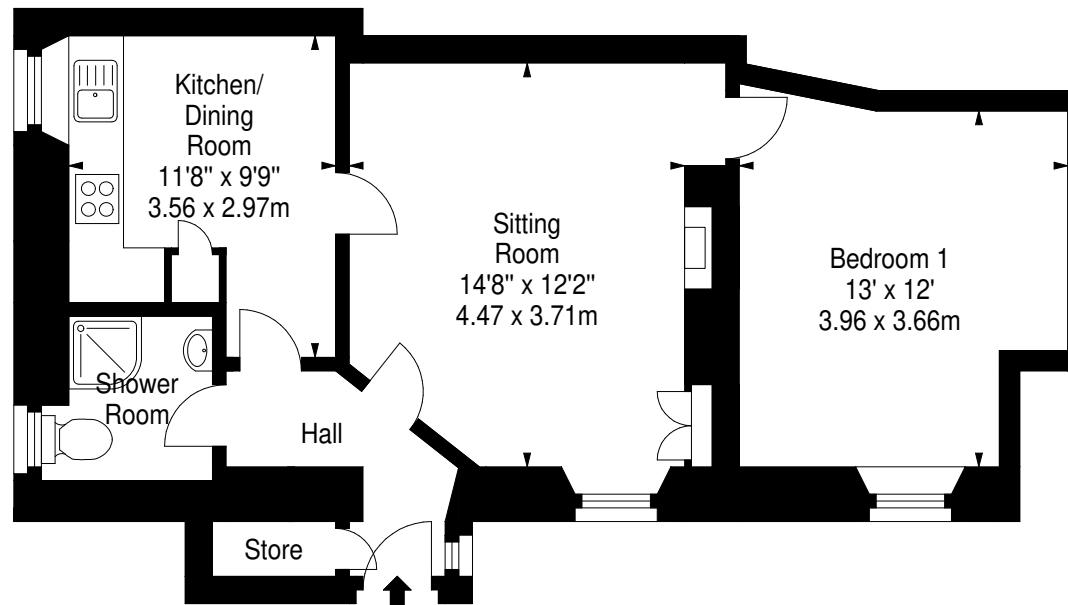
The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. If any particular aspect is of relevance to you, please contact this office for verification, particularly if you are travelling some distance to view. The floor plan is for identification purposes only; not drawn to scale.



**Raemartin Square,
West Linton,
Scottish Borders, EH46 7ED**



Approx. Gross Internal Area
562 Sq Ft - 52.21 Sq M
For identification only. Not to scale.
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Ground Floor

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