

# Flat 2 Linton Hotel

MAIN STREET, WEST LINTON, BORDERS, EH46 7EA



*SPACIOUS THREE BEDROOM GROUND FLOOR  
FLAT IN SOUGHT AFTER TOWN OF WEST LINTON*



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Forming part of the beautifully converted Linton Hotel in the heart of West Linton, this substantial three-bedroom ground-floor flat offers flexible living and character features. Originally built in 1750, the former hotel was sympathetically converted into residential properties in 2007, blending period charm with modern convenience. The property benefits from two entrances: a private access directly into the kitchen, currently the preferred route by the owners, and a second entrance into a welcoming hallway, offering versatility for everyday living or guest access.

Step into the entrance hall and you'll find the spacious dual-aspect living room to your left, filled with natural light and perfect for relaxing or entertaining.

## The Property



Off the living room sits the well-appointed kitchen, fitted with an electric hob and oven, along with freestanding appliances including a dishwasher, washing machine, and fridge/freezer. There's ample room here for a dining table, making it a sociable hub of the home.







Continuing through the flat, three double bedrooms provide excellent accommodation, two of which boast en suite shower rooms, and one featuring built-in wardrobes. A stylish three-piece family bathroom is centrally located for convenience.















Gross internal floor area (m<sup>2</sup>): 96m<sup>2</sup>

EPC Rating: E





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The property for sale is located in West Linton, a historic conservation village found nestled at the foot of the Pentland Hills. The village itself offers excellent local amenities including a small Co-op, health centre, Post Office, hotel, tea room, local shops and a highly reputed primary school and nursery school, all of which contribute to an enviable and attractive village lifestyle. The town of Peebles is approximately 14 miles away and offers secondary schooling as well as a bustling high street with a wide range of amenities including a library, museum, leisure centre and the well known Peebles Hydro Hotel.

The area provides an abundance of country sports including hill walking, salmon fishing on the River Tweed, shooting, bowling, tennis, pony trekking and a good selection of golf courses nearby. Penicuik and Biggar are also within easy reach. In addition, the Straiton Retail Park is also easily accessible, providing larger High Street stores, together with a Sainsbury's supermarket, M&S food store and Ikea. West Linton provides ease of access to the A74 connecting to the M6 and Motorways South and both Edinburgh city centre and the Edinburgh International Airport are approximately 30 minutes away by car. The southside of Edinburgh is only 15 minutes away by car.

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## The Location





Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

# McEwan Fraser Legal

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