



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

# The Rectory, Chapel Brae

West Linton, EH46 7EP

# The Rectory, Chapel Brae

Welcome to The Old Rectory, an exquisite and impressive, Grade C-Listed detached residence built in 1851, nestled within half an acre of mature landscaped gardens. This distinguished property boasts a picturesque sweeping driveway, granting access to unparalleled views, all while being centrally situated in the heart of the village of West Linton.

Upon entering through the charming, tiled hallway, you are welcomed into the main house, where a grand living room/sitting room awaits. Adorned with a multi-fuel fire and breathtaking original cornicing, this space offers panoramic views of the village. The lower level features a separate office/bedroom 5, complete with a second multi-fuel burning stove. The expansive family dining kitchen, perfect for entertaining, seamlessly connects to the rear patio. Newly finished luxury shower room with double shower tray and electric shower above. Leading to a useful utility room housing the washing machine and with room for a dryer.

## Property Summary

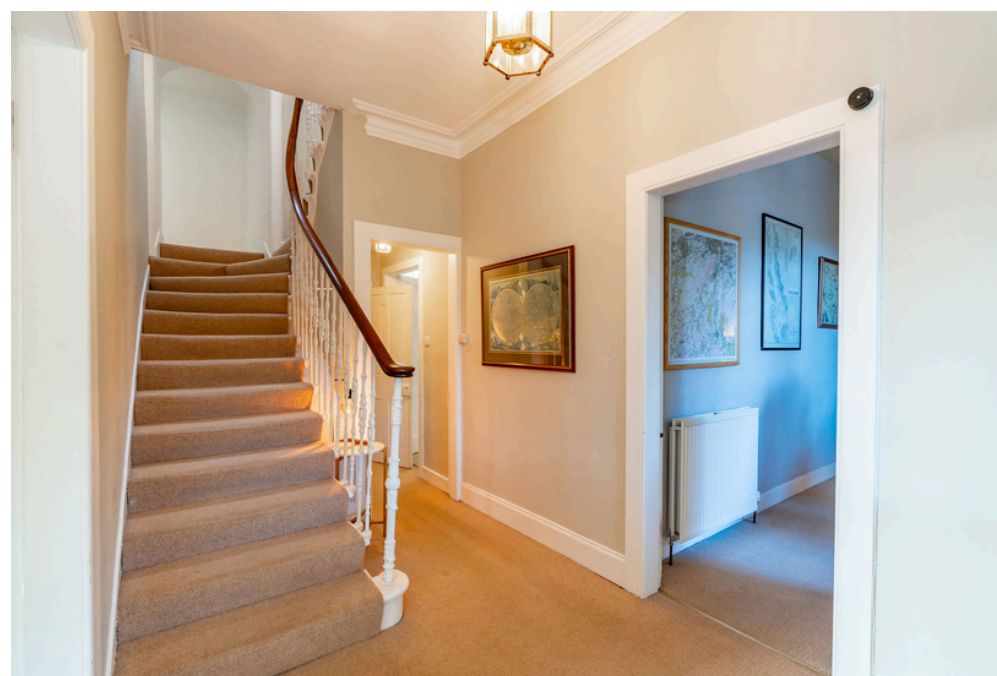
- Situated in desirable West Linton
- Grade C-listed detached stone built villa
- Open-plan sitting room & living room
- Impressive dining kitchen
- Office/bedroom 5
- Three double bedrooms
- Generous single bedroom
- Two modern shower rooms
- Extensive gardens with paved patio seating area
- Large garden shed & garden studio (gym)
- Gas central heating & double glazing
- EPC Rating - F | Council Tax Band - G







Impressive, C-Listed ,  
stone built detached villa,  
in desirable West Linton







Upstairs, a modern family shower room complements four spacious double bedrooms and a generously sized storage cupboard. As an added bonus, a separate gym, housed in a contemporary, insulated building with power and WIFI, presents a versatile space that could easily transform into a home office. The garden is thoughtfully divided into upper and lower lawned areas, with a captivating patio at the rear of the house, providing a delightful retreat. The Old Rectory is heated by LPG.



Abundance of period charm with far reaching countryside views





## West Linton

Residing in the charming historic conservation village of West Linton, located on the southern edge of the Pentland Hills, the Old Rectory is positioned just a minute's stroll from tennis courts and a bowling green, and a mere five-minute walk from the village nursery and primary school, effortlessly integrating convenience with a peaceful setting.

Boasting a prime location, approximately 17 miles south of Edinburgh city centre, the village offers excellent local amenities, including shops, a pharmacy, butcher, and post office. The combined primary school and Early Learning and Childcare Centre, a modern health centre, and a variety of independent shops and restaurants contribute to the village's appeal. For secondary education, the highly regarded Peebles High School is within easy reach, with a convenient school bus service available.

For those seeking recreational pursuits, a golf course, bowling green, tennis courts, and a range of outdoor activities, such as horse riding, cycling, and hill walking, are all readily accessible in this idyllic setting.



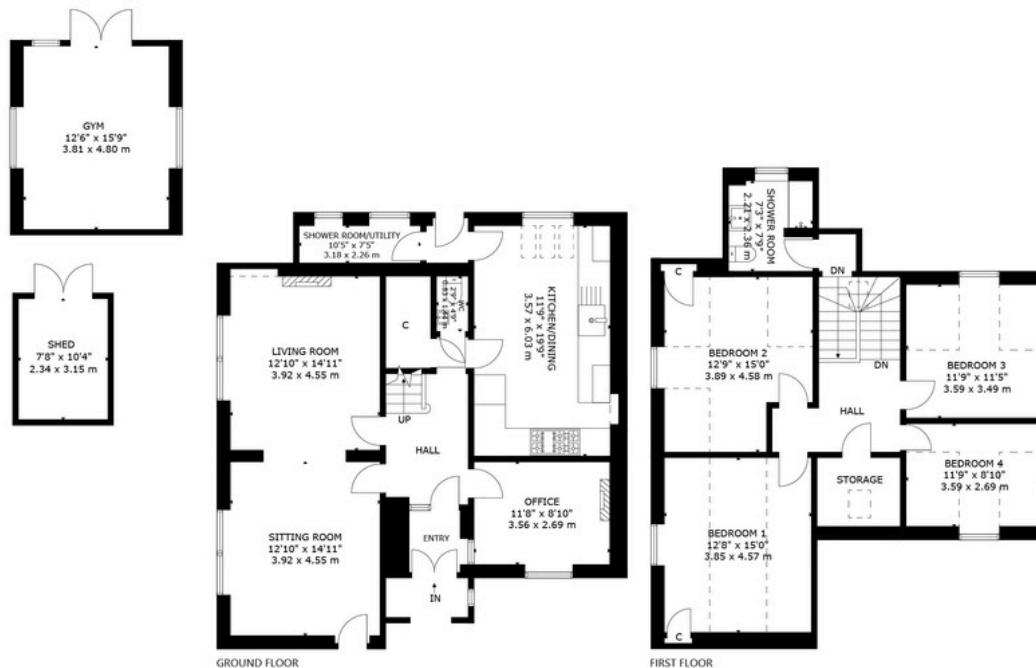
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dream property!



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THE OLD RECTORY, CHAPEL BRAE, WEST LINTON, EH46 7EP  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2,025 SQ FT / 188 SQ M  
GYM 194 SQ DT / 18 SQ M, SHED 80 SQ FT / 7 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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