



Dryburn Cottage, Deanfoot Road

West Linton | Borders | EH46 7AU

Enjoying a peaceful setting on the edge of the picturesque village of West Linton which is ideal for commuting into Edinburgh, this beautifully renovated single-storey detached cottage offers an exceptional turnkey opportunity for those seeking a holiday retreat, a stylish downsizing option or a tranquil permanent home. Sympathetically modernised throughout to a high standard, the property combines charming character with contemporary finishes, creating a home that is ready to move straight into.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – F
-  Council Tax Band - E



Description

A welcoming front porch leads into the heart of the home, where the bright and spacious dual-aspect reception room provides an inviting living and dining space. Beautiful wooden flooring flows throughout, while a real log-burning stove creates a warm and attractive focal point, perfectly complementing the cottage's character. Generous proportions allow ample room for both lounge and dining furniture, making it an ideal space for everyday living and entertaining. The contemporary kitchen has been fitted with a quality Howdens range of wall and base units which are all made from solid timber, complemented by solid oak worktops and a full suite of integrated appliances. Glazed sliding doors open directly onto the private rear patio, creating an effortless connection between the indoor and outdoor living spaces. The principal bedroom is a generously proportioned double, finished with attractive wooden flooring and benefiting from a stylish en-suite shower room. A second well-sized double bedroom enjoys a bright front-facing bay window and features useful built-in storage. Completing the accommodation is a beautifully appointed family bathroom, finished in a contemporary style with a white three-piece suite incorporating a freestanding bath, elegant brass fixtures and fittings add a luxurious finishing touch.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property enjoys a neatly maintained south facing front garden together with a private rear patio, offering an ideal space for relaxing or outdoor dining. A shared gravel driveway provides convenient off-street parking.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

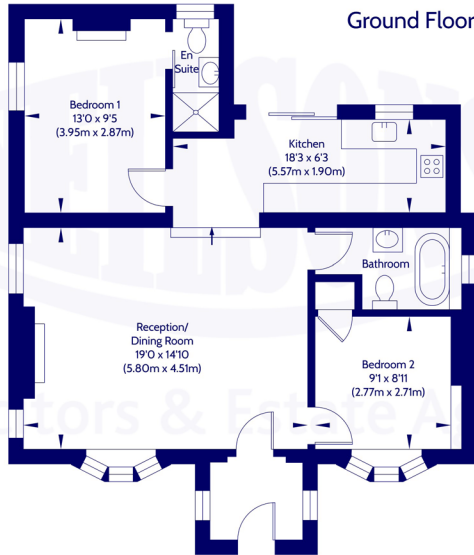
Dryburn Cottage enjoys a peaceful semi-rural position on the edge of the popular conservation village of West Linton, surrounded by open countryside and woodland, while remaining within easy walking distance of the village centre. West Linton offers a good range of everyday amenities, including local shops, a hotel and restaurant, primary school, church and golf course, together with a strong village community. The surrounding countryside provides excellent opportunities for walking, cycling and enjoying the outdoors. The property is particularly well placed for commuters, with Edinburgh approximately 16 miles to the north and readily accessible via the A702. Penicuik is around 8 miles away and provides a wider range of shopping and leisure facilities, while the market town of Peebles, approximately 14 miles to the south-east, offers further amenities and secondary schooling.

Dryburn Cottage is approached from Deanfoot Road, just off Dryburn Brae. From Edinburgh, follow the A702 south towards West Linton, turning left at the roundabout onto Dryburn Brae. Continue along Dryburn Brae and turn left onto Deanfoot Road. Dryburn Cottage is approximately 100 metres along on the left-hand side, just before leaving the village.





Approx. Gross Internal Floor Area 72 Sq M / 772 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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