

# Linton Lodge

Region: Edinburgh Sleeps: 12 - 16

## Overview

Linton Lodge is a prestigious estate house built to exacting standards with 7000 sq ft of living space. The lodge is set in over an acre of wooded garden only a twenty minute car journey from Edinburgh.

The house is a 'Techie's' dream with 3 flat screen TVs, a 10x10 movie screen with a Sony HD projector. There is a full music system on three levels of the house easy to use Bluetooth connectivity on all 3 levels of the house. Linton Lodge can comfortably sleep up to sixteen guests across five well-appointed bedrooms.

Searching for the ideal setting for a special birthday or celebration? Linton Lodge is a fabulous choice! Get in touch with our concierge team who can help you plan the perfect stay.

AS MENTIONED IN

**THE**  **TIMES**

**Good news! This property is available as a Vill'otel**

### Yey! Wait... what is that?

It's the perfect combo of the privacy of your own personal villa, with all the luxury and convenience of a hotel.

### What's included?

Breakfast, cleaning, welcome drinks and hamper, plus more! Check the Extras tab for all the details.



## Facilities

Modern • Easy By Train • **Recommended** • **Exclusive** • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Pets Welcome • Hot Tub • Walk to Village • Walk to Restaurant • BBQ • Ideal for Xmas/NY • Ground Floor Bed & Bath • Cable TV • Gym/Fitness Room • Games Room • Indoor Games • Outdoor Games • DVD • Working Fireplace • Heating • Conference Facilities • Rural Location • Walking/Hiking Paths • Golf Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Linton Lodge

(for 16 Guests Max.)

### Ground Floor

- Open-plan living area
- Fully-equipped kitchen with breakfast bar
- Dining room
- Bedroom with four single beds and en-suite bathroom
- Bedroom with two double beds
- Wet room

### First Floor

- Bedroom with two double beds
- Bedroom with two double beds
- Large family bathroom

### Second Floor

- Master bedroom with six double beds and luxury en-suite bathroom with Jacuzzi bath and shower & steam cabin

### Additional Entertainment Space

- Games room with pool table & card table
- Cinema-style room with seating for 8
- Gym

### Luxury Spa

unlimited use of the luxury spa attached to the house which includes:

- Three hot tubs
- Karaoke machine
- Poker table
- Wine fridge
- 20 bath towels

### Additional Facilities (included in the rental price):

- Wi-Fi
- 5 x hairdryers
- Highchair
- Wine, champagne & shot glasses provided
- Filter coffee & a selection of teas
- Hand towels

### Additional Facilities (not included in the rental price):

- Bath towels can be provided for a charge of £4 per towel
- Fireplace can be used throughout your stay. The cleaning cost for the fire will



be £10 and a bag of logs will be charged at £6 per bag.

- Courtesy chauffeur (*price depends on desired destination & journey time*)
- An outdoor barbecue service is available for an additional charge starting at £8 per person

*\*Please note the pricing information above is subject to change, please enquire for an accurate quote.*

*\*Please note that Linton Lodge does not accept stag do bookings.*

## Location & Local Information

The house is 14 miles from Edinburgh city centre and is in the fantastic conservation village of West Linton. The village has an award winning restaurant that is just a 5 minute walk from the house. The Gordon Arms Pub has a roaring log fire and many real ales and is only 3 minutes from the house.

Calm, the nearby health and beauty salon, does relaxing head, body and hand massages and is a 5 minute walk. There are two golf courses around West Linton and the famous Rosslyn chapel is only 9 miles away.

The house is on the loan that leads onto the old "Roman road" and on to the pent land hills. Peebles town is only 10 miles away and Glentress mountain biking centre is just beyond.

## Local Amenities

Nearest Airport	<b>Edinburgh (31-35 km)</b>
Nearest Ferry Port	<b>Rosyth (41-45 km)</b>
Nearest Village	<b>West Linton (1 km)</b>
Nearest Town/City	<b>Edinburgh (16-20 km)</b>
Nearest Restaurant	<b>Old Bake House (1 km)</b>
Nearest Bar/Pub	<b>Gordon Arms Hotel (1 km)</b>
Nearest Golf	<b>West Linton (1 km)</b>



## What Oliver loves...

- Awarded Oliver's Travels most popular and recommended house over the last five Years
- The size is truly amazing with a full games room, karaoke lounge, gym, cinema room and two large lounges to relax in
- The simple Bluetooth connectivity to play your music throughout the house
- It's only a 25-minute ride to the centre of historic Edinburgh and all the night life

## What you should know...

- Some of the rooms feature multiple beds which may not suit all group types

# Terms & Conditions

- Security deposit: £500. This is paid prior to arrival and will be refunded in full after departure subject to damage inspection.
- Arrival time: 1pm on Fridays
- Departure time: 10am (late 2pm check out available on Sundays)
- Energy costs included?: Yes, included in the rental price.
- Linen & towels included?: Yes, linen is included in the rental price. Bath towels can be provided for £4 per towel.
- Pets welcome?: Pets allowed.
- Changeover day: Friday's and Monday's.
- End of stay cleaning included?: Yes, included in the rental price. Please leave the property in the state that you found it.
- Smoking Allowed?: No smoking in the property.
- Insurance: It is recommended that all guests take out insurance to cover against potential cancellation and any accidental damage caused during your stay at the property.
- Other Ts and Cs: Hen parties are very welcome at Linton Lodge, please contact our concierge team for further details. No outside entertainers/entertainment allowed - like DJ's with their own music systems for example. It is strictly prohibited to bring any outside music systems to the house. Please only use the sound system that is provided in the house. The in-house music system has Bluetooth and can play on all three levels of the house. No outside catering vans with their own generators allowed in the grounds.
- Other 2: The Outdoor Hot Tubs. - It is important to be aware that we can only guarantee that one outside hot tub will be in operation during your stay. - The hot tubs require a full drain and filter service between guest stays before being refilled for use. - It takes 24 hours for the water to heat up to the desired temperature. - It might be that 1 of the hot tubs is not up to full temperature till the Saturday morning/Tuesday morning - depending on your day of arrival.
- Other 3: Parties/Celebrations - Linton Lodge does not entertain stag parties, 18th or 21st Birthday parties. - We ask all our guests to give special consideration after 11pm to our neighbours, some of whom have young families.