

# Slipperfield Holiday Cottages

## West Linton Peeblesshire

Slipperfield House and the two cottages are positioned about one and a quarter miles south of West Linton in private grounds of approximately one hundred acres consisting of attractive woodlands and a private loch, situated at the foot of the Pentland Hills. The grounds are entered from the A702 road by a hard-surfaced driveway which leads to the cottages and the owner's house.

The surrounding area is part of Tweeddale, with its attractive scenery of hills, moorland and reservoirs which offer an interesting holiday for those seeking a walking holiday. Fishing and horse riding lessons are available nearby.

The location is ideal for touring the Border country (famous for its scenery and history centred around the Border Abbeys and the River Tweed), and the Clyde Valley and New Lanark, which includes Scotland's prime fruit growing area. It is approximately 18 miles from Princes Street, Edinburgh, an easy drive, which makes it convenient for the many attractions in Edinburgh and for The Edinburgh Festival.

This is an excellent centre for golfers with an 18-hole course at West Linton, and a number of other golf courses within an hour's drive. There are postal and shopping services available in the village with a pub open for meals, and also an excellent restaurant with restricted opening hours. A bus service operates to and from Edinburgh on the A702 but a car is necessary to take full advantage of all the facilities in the area.

Many of our visitors return more than once each year, there is so much to do and to see in the area and convenient for visiting families and friends. There are many interesting events during the year in the Borders and Edinburgh, and the cottages are also well equipped with Freesat TV, free Wi-Fi, games and books for those who wish to have a complete rest in comfort.

We are able to arrange for the purchasing of supplies, groceries, milk etc., in advance of your holiday, if you so wish, so that these will be ready for your arrival. The owners are always willing to assist with any queries which you may have during your stay, and extend a very warm welcome to you.

# America Cottage (sleeps 5)



America Cottage is a single floor bungalow with approximately 1,050 sq.ft. of accommodation. It sleeps up to five people and is situated in a secluded position about 400 yards from Loch Cottage, a five minute walk away. It is approximately 100 yards from the loch and is set amongst trees. It was built in 1966 and has been attractively renovated and redecorated. It is all electric and well equipped with a clothes washer/dryer, condenser/dryer, dishwasher, deep freezer/refrigerator, conventional and microwave ovens, hob, cooker hood, toaster, kettle and food processor. The main room is L-shaped and comfortably furnished with a dining area, a coal fire (coal is provided free of charge) and a television. There is also a mini music centre and free wi-fi.

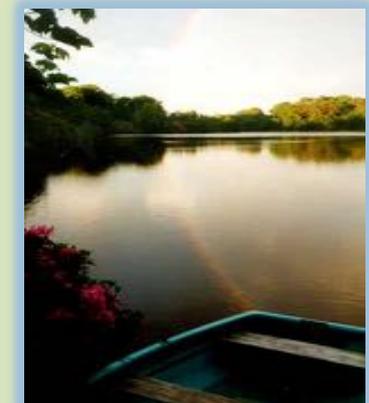
There are three bedrooms, one with a double bed, and the other two with twin beds. All the beds have electric blankets. A cot/high chair can be provided for a small charge – please see booking form. The bedrooms have built-in cupboards. The beds are 6ft 3ins long and the double is 4ft 6 ins wide and the singles 3 ft wide. They all have comfortable mattresses. Bed linen and towels are included in the price, and beds are all made up for your arrival.

The bathroom contains a bath with an overhead power shower, wash-hand basin, and W.C., and there is also a heater, an electric shaving point and an electrically heated towel rail.

There are white meter electric heaters. Water is supplied by means of an immersion heater and overnight white meter. Electricity is charged additionally, based on the amount used during your holiday, not for profit. The meter is read at the start and completion of your holiday. A payphone has been installed. There is ample cupboard space. The sitting room and bedrooms have wall-to-wall carpeting.

Although there is no formal garden, America Cottage is set in the owner's grounds and there is plenty of space to sit outside and for car parking. A barbecue can be provided and charcoal can be bought from the owners. The countryside is literally on your doorstep. This cottage is ideal for those who love wildlife, peace, tranquillity and seclusion. It is also perfect for families and offers some more space than Loch Cottage, with the garden being perfect for the family when the weather permits.

# America Cottage (sleeps 5)



*Looking back towards Loch Cottage*



# Loch Cottage (sleeps 3)



Loch Cottage was built during the 19th century as a Gamekeeper's cottage on a local country estate. In 1929 Slipperfield House was built onto the cottage and Loch Cottage has been modernised, furnished and equipped to a high standard. It looks over Slipperfield Loch (7 acres) and commands a beautiful view, especially from April to June when the daffodils and rhododendrons around the loch are normally at their best.

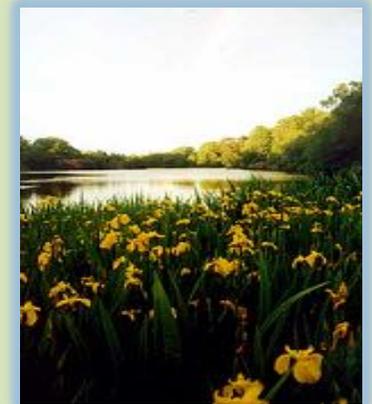
The front porch of the cottage leads into the sitting room/dining area and from here there is a door into the lower bedroom. There is a staircase leading from the sitting room to the upstairs bedroom. A short passage also leads from the sitting room to the bathroom and kitchen. The downstairs bedroom has twin beds, 6ft.3ins. long and 3ft. wide. The upstairs bedroom has a double bed which is 4'6" wide and 6'3ins. long providing sleeping accommodation for 3 people in total for the cottage. A fourth person may be accommodated at an extra charge. All beds have electric blankets. Bed linen and towels are supplied free, and a cot and high chair can be provided for a small extra charge – see booking form.

For the open fire in the sitting room coal is provided free of charge. The sitting room and bedrooms are fully carpeted, and the bathroom and kitchenette

have a coloured bathroom suite and a new Howden kitchen. The water, supplied from the local mains supply, is heated by an electric immerser and there is also a back boiler on the sitting room fire. Loch Cottage has a Freesat T.V., DVD player (a varied supply of DVDs provided), hi-fi unit, free wi-fi, refrigerator, food mixer, toaster, electric kettle, built-in oven and separate hob unit, microwave oven and clothes washing/drying machine and a trouser press. There is a payphone in the sitting room. Oil fired central heating has been installed in the cottage. There is an electricity meter in the cottage and a meter for the central heating oil usage which are both read at the start and completion of the holiday and charged for accordingly (not for profit). There is a supply of books and games for children and adults. A barbeque is available for use and charcoal can be bought from the owners.

This is an ideal cottage for those who wish a comfortable holiday in a very attractive setting. It has been home to honeymooners, family reunions, surprise birthday celebrations, and long summer holidays. There is ample car parking space nearby. Although Loch Cottage is attached to the owner's house, there is no access between the two. We would not recommend Loch Cottage for very young children because of the close proximity to the loch. The stairs to the upstairs bedroom are steep but fully carpeted.

# Loch Cottage (sleeps 3)



*The view from upstairs*



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# Things to Do

**Fishing** Slipperfield Loch, which is part of the property on which the cottages are situated, has in the past proved to be an excellent fishery. However over the last few years the wildlife in the area, particularly otters and ospreys, have inflicted very serious damage to our trout stocks. These creatures have been most welcome here and are beautiful to watch, but the situation has become so serious that we have decided to cease the fishing meanwhile apart from the month of June, but we can advise on other fisheries nearby:- If you wish to fish in the River Tweed (salmon and trout) you can get details of availability for salmon fishing on [www.fishtweed.co.uk](http://www.fishtweed.co.uk) which will give updates of river levels, catches, availability and online booking. Alternatively telephone 01573 470612 for booking or 01573 410246 for weekly reports and prospects.

**Edinburgh** Edinburgh, with the Castle, Royal Mile, Holyrood Palace and Queen's Gallery, Scottish Parliament building, and Our Dynamic Earth, a wonderful experience going back to Creation. Edinburgh's Botanic Gardens, very bottom of Hanover Street turn left; the Georgian House 28 Charlotte Square owned by the National Trust for Scotland. There are wonderful shops from Valvona and Croalla, renowned for its Italian foods, meats, cheeses, wines, (Elm Row top of Leith Walk). Don't forget the Edinburgh Festival in August, with the famous Tattoo, and Hogmanay at New Year. The Royal Yacht Britannia down beside Ocean Terminal is a popular attraction.

**Nearby Attractions** It is a short drive to visit Rosslyn Chapel at Roslin (The da Vinci Code), Hopetoun House, South Queensferry for a Garden Centre experience and historic house. Peebles is the county town - a wonderful selection of shops, theatre, and the now famous Glentress mountain bike venue, just south of Peebles where you can also walk for miles, (dogs too) - bike runs are amazing but challenging; Kailizie

(pronounced Kaylie) Gardens just outside Peebles down the south of the River Tweed, with its popular restaurant, mini-golf, fishing for learners, and an Osprey camera from May onwards. Beyond Kailzie lies Traquair House, the oldest inhabited house in Scotland, with a maze, brewery, and venue for excellent festivals during the year (e.g. Easter Day egg extravaganza). Nearby Biggar which has the Moat Children's Boating Park, famous Children's Puppet Theatre, a really marvellous local museum, and unique old fashioned town atmosphere, plus the best ice cream in Scotland. (Excellent vet practices too). Outside these main centres there is the River Tweed, (woollen mill shops), the Clyde Valley (garden centres to the wholesale trade worth visiting); East Lothian for beaches at Gullane and North Berwick; also Concorde at the Museum of Flight, East Fortune.

**Days Out** Have a day out in Fife, St. Andrews and the smaller fishing villages such as Anstruther, Crail and Pittenweim. Go further to the North to have a look at the Highlands, The House of Bruar, north of Blair Atholl off the A9 ('Harrods of the North') is perfect, easy parking, shop for clothes, food, and gifts. On the way you can visit Perth, and Pitlochry. The Falkirk Wheel is proving extremely popular - phone to ensure a booking - an engineering feat joining together two canals, Falkirk is near to Stirling and also close to the Queen Elizabeth Country Park. Full details of all these and more are in each cottage, and you can always ask Colin and Carol for any other places of interest you may like to visit.

**Eating Out** West Linton has an excellent restaurant, The Bakehouse, which is open all day Saturday and Sunday for brunch onwards, and dinner and lunches from Wednesdays through to Sundays during the summer. Book in advance for peace of mind, it can be very popular at weekends. (01968 660830). Gordon Arms pub open all the time, also v.g.

# 2018 Prices

per cottage, per week. All prices include linen and towels.

<b>Saturday week commencing</b>	<b>Loch Cottage (sleeps up to 3)</b>	<b>America Cottage (sleeps up to 5)</b>
Up to 3rd March	£400	£450
3rd March to 24th March	£475	£540
24th March to 5th May	£495	£550
5th May to 16th June	£520	£615
16th June to 14th July	£550	£650
14th July to 8th September	£590	£700
8th September to 6th October	£500	£600
6th October onwards	£415	£500
Christmas Week 2018	£590	£700
New Year Week 2018/19	£590	£700

**1 dog free of charge; 2 dogs £20**

# Conditions

You are asked to arrive no earlier than 3pm on the day on which your holiday commences, and to depart by 10am on the day on which your holiday ends. You are particularly asked to ensure that the cottage is left in a clean condition at the end of your holiday, and that you do not exceed the maximum number in each cottage of 4 persons in Loch and 6 in America.

1. The deposit will go towards payment of the total of the arrangement if the booking is accepted. The deposit will be returned at once if the booking cannot be accepted. An acknowledgement letter will be sent to you accepting the booking, if the dates which you require are available. The balance of the account must be paid not less than Twenty-Eight Days before the date of commencement of the holiday. In the event of your failure to pay the balance by the prescribed time the arrangement will be cancelled without notice and you will be liable for the cancellation charges under Condition 2 shown below.
2. If you cancel the arrangements, or the arrangements are cancelled because of failure by you to pay the balance by the prescribed time, the deposit is forfeited. In addition if the cancellation is made within Twenty-Eight Days of the holiday, a cancellation charge of the total price of the holiday will be made. We are not authorised and regulated by the Financial Services Authority and are therefore not permitted to make any recommendations or provide you with advice about any particular insurance product. (cont. above)
2. (cont.) However, since a cancellation will commit you to charges as shown above, we suggest that for your protection you take out cancellation insurance through an intermediary who is authorised and regulated by the Financial Services Authority. A policy application form for holiday cancellation will be enclosed with your deposit receipt although the despatch of this form does not constitute a recommendation or advice. Should you wish to purchase such insurance, please deal direct with the insurer.
3. All arrangements are advertised and made in your best interest, and we do our utmost to ensure that you have a comfortable and enjoyable holiday. However, we reserve the right to modify or cancel any holiday accommodation or arrangement, if unforeseen circumstances or events outside our control make this necessary. In such circumstances we will make every reasonable effort to provide suitable alternative arrangements for you, but if they prove unacceptable to you, we will refund any money already paid to us, but can accept no further liability.
4. Damages and breakages must be reported and paid for.
5. Up to two dogs per cottage are permitted so long as they are kept under control, in order to ensure the protection of farm animals and wildlife in the area. We would ask you to ensure that dogs are not left unattended in the cottages while you are out.
6. The person named on the booking form is required to be 18 years of age or over.

## **BOOKING**

*We suggest that you telephone West Linton (01968) 660401 or from abroad +44 (0)1968 660401 to reserve one of the cottages for a few days to enable you to send the booking form with the deposit. You will also be able to ask for any further details that are not shown on the leaflet. If you send in the booking form without telephoning and the cottage of your choice is unavailable we shall return your deposit at once.*

# Booking Form

Please return this form to Mrs C.M. Kilpatrick, Slipperfield House, West Linton, Peeblesshire EH46 7AA together with your cheque consisting of 25% of the holiday charge by way of a deposit. Thank you. **Please fill in ALL blank boxes.**

Your Details	
Name:	
Address:	
Postcode:	
Telephone:	
Mobile:	
Email:	
Number of adults:	
Number of children:	
Number of dogs (max 2):	

Loch Cottage	
I'd like to book from 3pm on:	
...to 10am on:	
<i>Rooms to be used (for linen and towels)</i>	
Double (please tick ✓)	
Twin (please tick ✓)	

America Cottage	
I'd like to book from 3pm on:	
...to 10am on:	
<i>Rooms to be used (for linen and towels)</i>	
Double (please tick ✓)	
Garden twin (please tick ✓)	
Front twin (please tick ✓)	

Deposit	
I enclose a deposit of £ <span style="background-color: yellow;">        </span> , being 25% of the total price	
Cheques payable to C. Kilpatrick please. For overseas guests we have a PayPal account for payment in £GBP +4%. We can also supply bank account details for direct transfer if required.	

Declaration	
I have read and accept the terms and conditions above	
Signed & dated:	