



Redwood Dovecot Road, Romannobridge, EH46 7BZ
OFFERS OVER £380,000



MONARCH
LEGAL



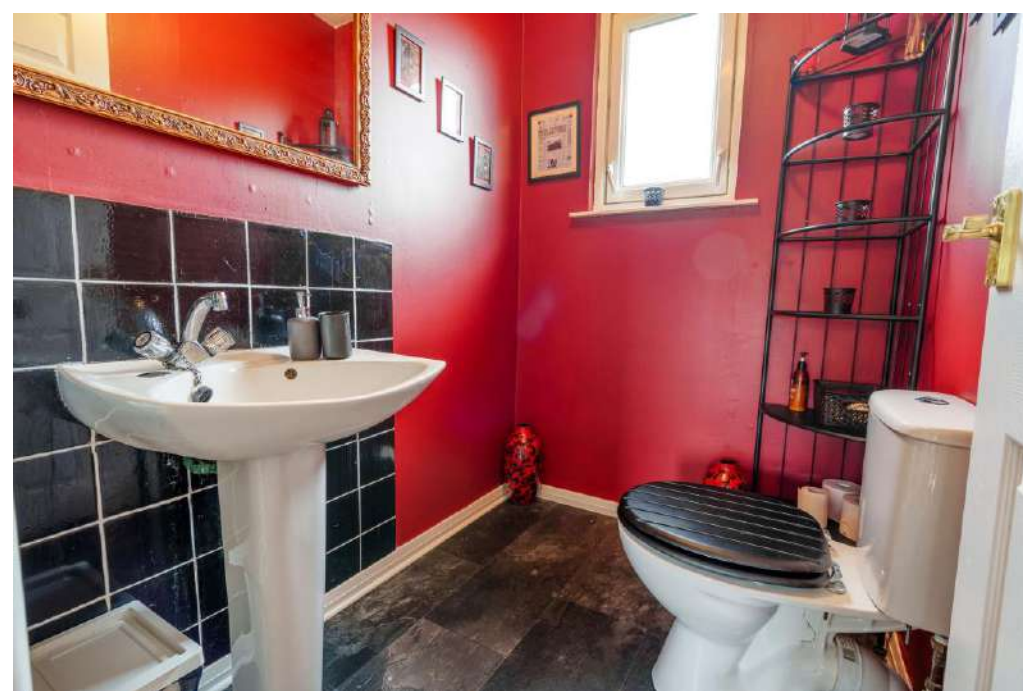
This property must be viewed to appreciate the size of both the property and the garden, as well as the views from each window.

The property is set within an acre of private gardens and sits in an enviable position on top of a small hill offering stunning views. The property offers a large Livingroom with the most stunning uninterrupted views and features a multi-fuel burning stove and patio doors out to a lovely balcony area leading down into the garden, next door is a modest kitchen with free standing appliances which leads through to a large dining conservatory. There is a lovely patio area just outside the conservatory which is ideal for entertaining or eating out at on a sunny day. The property also has a very handy laundry room located between the conservatory and the hallway.

There are three double bedrooms which are all carpeted and one benefits from large built-in wardrobes. A family bathroom is located next to the bedrooms and is fully tiled around the bath and has a shower over, a separate WC is located in the room next door. There is also a large fully floored attic space which is fantastic for storage.

The property is also enhanced by a large separate double garage located at the top of the private driveway.



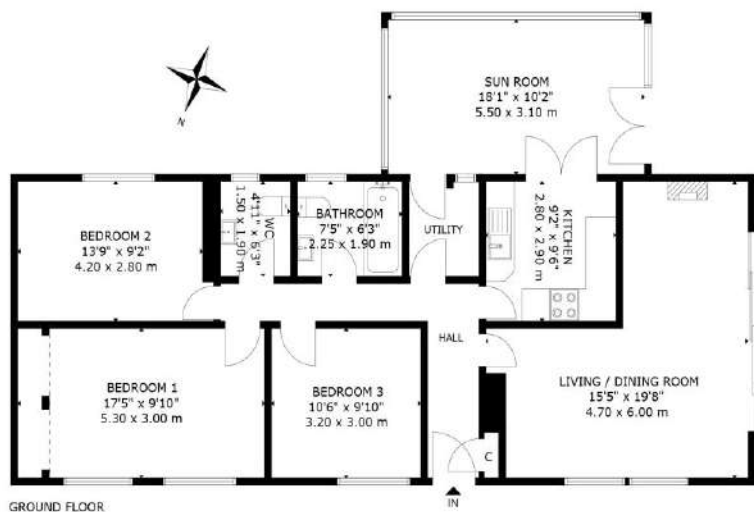


Romannobridge is a village on the Lyne Water, on the A701. With its own Primary School with an excellent reputation. Pickup for transport to Peebles High School is also available. The Newlands Centre is a vibrant community hub offering a range of activities including yoga, table tennis, football, language and art classes and after school club.

Nearby West Linton conservation village offers excellent local amenities including shops and a Post Office. 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 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.







REDWOOD DOVECOFT ROAD, ROMANO BRIDGE, WEST LINTON, EH46 7BZ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,197 SQ FT / 111 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
 Copyright © Neat Marketing
 www.neat-marketing.co.uk

Get in touch



0131 644 6060



sales@monarch-legal.co.uk



monarch-legal.co.uk

Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.