



RALPH SAYER
SOLICITORS & ESTATE AGENTS

Gowanbrae
Romanno Bridge, West Linton, EH46 7BY

A Beautifully Presented Family Home with Scenic Pentland Views

This generously proportioned detached house, which rests on a large garden plot, located in the picturesque Border village of Romanno Bridge. Gowanbrae is in the catchment area for Newlands Primary school and Peebles High School and offers wonderful family-sized accommodation.

Internally the property is well presented throughout and offers spacious and highly flexible living, perfectly suited to the growing family and the downsizer looking for a more peaceful setting. The accommodation briefly comprises entrance vestibule leading into the house, from here there are 2 large double bedrooms to the front of the property, a single bedroom overlooking the back and large family bathroom. Leading through from the hallway is a large upper hallway offering stunning views across the open countryside which can offer a superb home office. Above this section is a open stair case leading up to a large open attic space.

On the lower floor you have another spacious hallway, WC and doors out to the gardens with views over the garden, river, and countryside. Moving through it leads to a lovely modern breakfasting kitchen, with double doors through to a bright and spacious dining room with French doors to the side garden and leads to a separate large reception room with focal fireplace, tastefully decorated and which leads out to a large side conservatory which enjoys lovely open views over the garden.







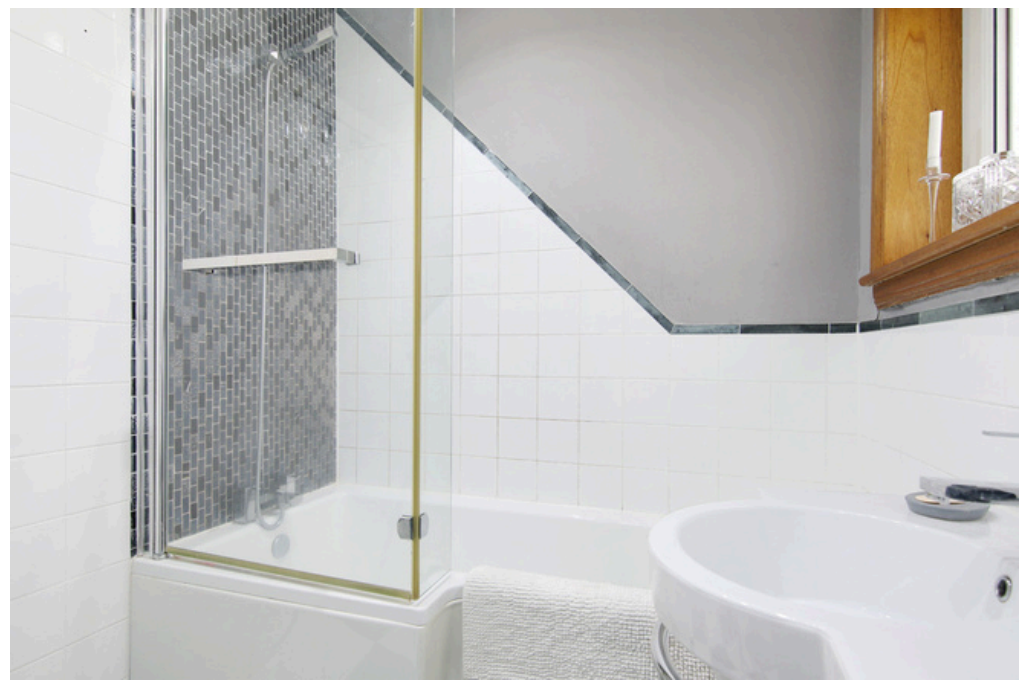


Sleek, modern kitchen with access to the spacious Dining Room and French Doors leading to the private rear gardens











A large garage and driveway for three cars provides secure off-street parking and overspill storage in the large storeroom below. The gardens have a lovely tranquil feel, are fully enclosed and offer a large safe space for children to play and all the family to enjoy. There is also a large plot next to the river, which has further potential to be landscaped, which would allow the gardens to extend further.



Extras: to include all fitted carpets and fitted floor coverings, light fixtures and fittings and integrated appliances.

Home Report Value: £390,000

EPC Rating - E | Council Tax Band - E



Generous gardens with
stunning views across
the Pentlands.



Detached Garage and
large driveway
provides ample private
off-street parking for
multiple vehicles.



Romanno Bridge, West Linton

Located near to West Linton lies the charming village of Romanno Bridge, this location provides the best of both worlds, offering a delightful countryside setting whilst being approximately nineteen miles south of Edinburgh City Centre.

West Linton provides a range of everyday amenities including a post office, shops, a pub and a health centre. Further amenities can be found in neighbouring Biggar and the historic town of Peebles, which is approximately twenty minutes away by car and boasts a pretty high street and an excellent choice of cafes, pubs and boutique shops.

For outdoor enthusiasts it is an ideal spot with The Pentland Hills and the beautiful Borders countryside on your doorstep. For the commuter Carstairs Junction has a train station with direct links to both Edinburgh and Glasgow and the A702 leads directly to Edinburgh City Bypass and the central Scotland motorway network.

There is also a regular bus service directly from West Linton to the centre of Edinburgh, and from Romanno Bridge to Peebles.

Gowanbrae is in the school catchment area for Newlands Primary school, and Peebles High School.

Let us help you find your next
dream property!



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 **CHARTERED FIRM**

DISCLAIMER

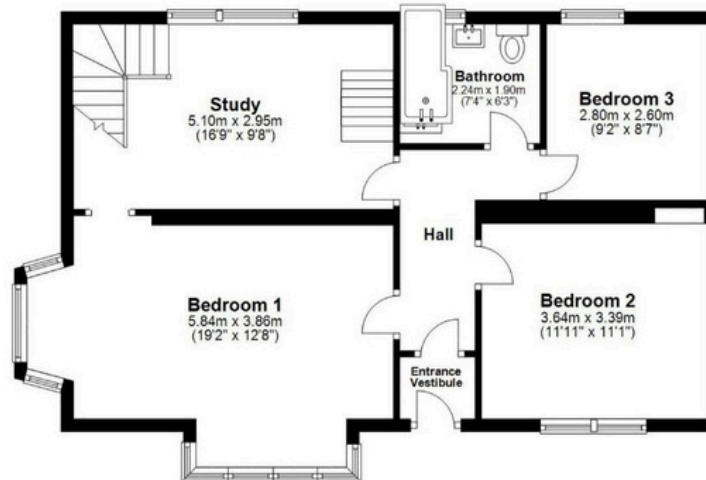
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that

all necessary Local Authority consents are available.



Lower Ground Floor

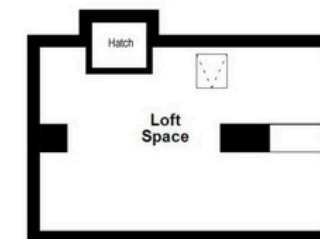
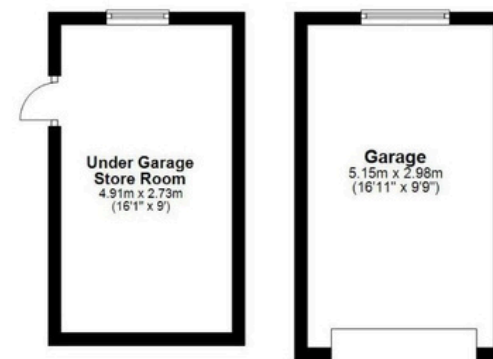
Approx. 77.2 sq. metres (830.9 sq. feet)



Ground Floor

Approx. 66.9 sq. metres (719.7 sq. feet)

Total Area: approx.
144.7 sq. metres (1557.3 sq. feet)
(Including Conservatory)



Second Floor

Approx. 0.6 sq. metres (6.7 sq. feet)