

20 HALMYRE LOAN

Romannobridge, West Linton, EH46 7DN



CONTENTS

- 04** **Welcome to 20 Halmyre Loan**
A spectacular and substantial architect-designed detached house which was completed in 2017 to an exceptionally high specification
- 06** **Floorplan**
- 10** **Reception hall**
An immaculate reception hall with a store
- 12** **Reception rooms**
The epitome of contemporary design, combining carefully zoned living and dining areas with a breakfasting kitchen in a stunning open-plan layout
- 18** **Breakfasting kitchen**
Designed by Schüller, the German kitchen is arranged around a central island, incorporating stylish cabinetry
- 24** **Bedrooms & bathrooms**
The four large double bedrooms offer families ample space to live and grow. In addition to the WC and three en-suites, there is also a three-piece family bathroom
- 30** **Garden & parking**
The home's 0.28-acre plot incorporates professionally landscaped gardens to the southeast-facing front and fully-enclosed rear. Extensive private parking is also assured via a four-car (monoblock) driveway with an EV charger and an integral double garage
- 34** **Romannobridge, West Linton**
The breath-taking countryside of the Scottish Borders just 50 minutes by car from Edinburgh city centre



Welcome to 20 HALMYRE LOAN



A spectacular and substantial architect-designed detached house which was completed in 2017 to an exceptionally high specification, ensuring the height of luxury for its inhabitants, as well as a prestigious rural setting as part of the exclusive hamlet of Romannobridge by West Linton.

Covering over 3216 square feet, this luxury detached house is a contemporary four-bedroom family home with a 0.28-acre plot. It has been expertly designed to impress at every level, incorporating a stunning open-plan reception area, a second living space, a stylish German kitchen, and extensive bath/shower room facilities. The southeast-facing property has a wealth of additional features that firmly establish its high-end appeal, from the large rooms with 2.7m high ceilings and dual-aspect windows, to exacting details like the on-trend neutral decoration. It also has upgraded flooring, which includes premium floor tiles at ground level and engineered parquet wood flooring on the upper level. Externally, there is private parking for several vehicles and the most beautiful gardens. Located in the hamlet of Romannobridge, it offers a picturesque rural lifestyle moments from West Linton. Please note, the property is non NHBC, although it was initially architect certified (now expired).

GENERAL FEATURES

A spectacular detached house completed in 2017
High-specification interiors and a 0.28-acre plot
Prestigious rural setting in a hamlet by West Linton
Air source heat pump and zone-controlled heating
Triple-glazing, underfloor heating, and radiators
EPC Rating - C | Council Tax band - G

ACCOMMODATION FEATURES

Reception hall with a store and full-height glazing
Stunning open-plan kitchen/living/dining room with:

- Triple-aspect glazing and two patio doors
- Integrated double-sided wood-burning stove
- Schüller breakfasting kitchen and central island

Expansive family room with dual-aspect windows
Galleried landing with a store and an external deck
Four double bedrooms that are bright and spacious
Three private dressing rooms with built-in wardrobes
Three contemporary 3pc en-suite shower rooms
3pc family bathroom with overhead rainfall shower

EXTERIOR FEATURES

Exquisite landscaped gardens to the front and rear
Monoblock four-car driveway with an EV charger
Integral double garage with access to reception hall

PROPERTY NAME

20 Halmyre Loan

LOCATION

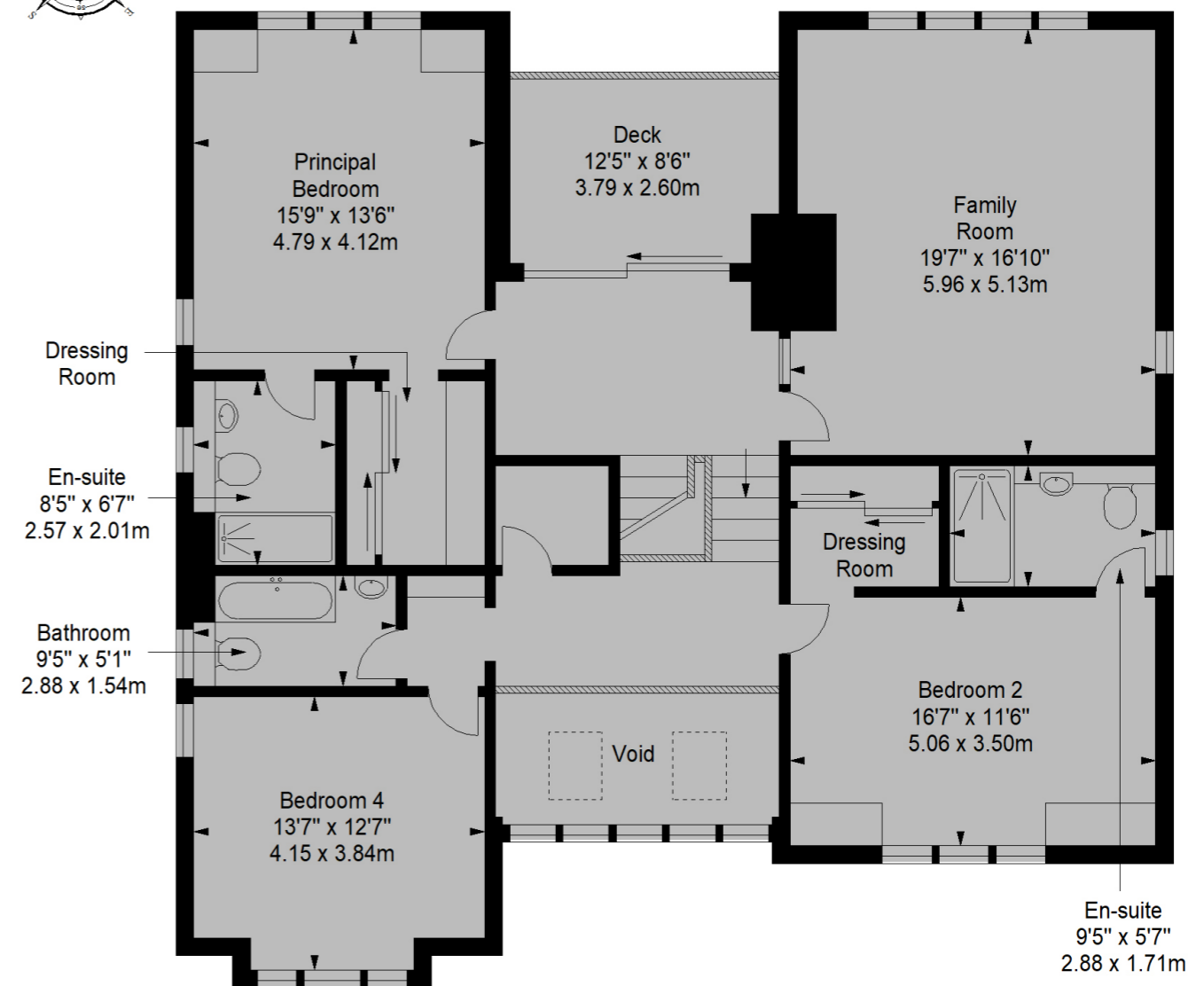
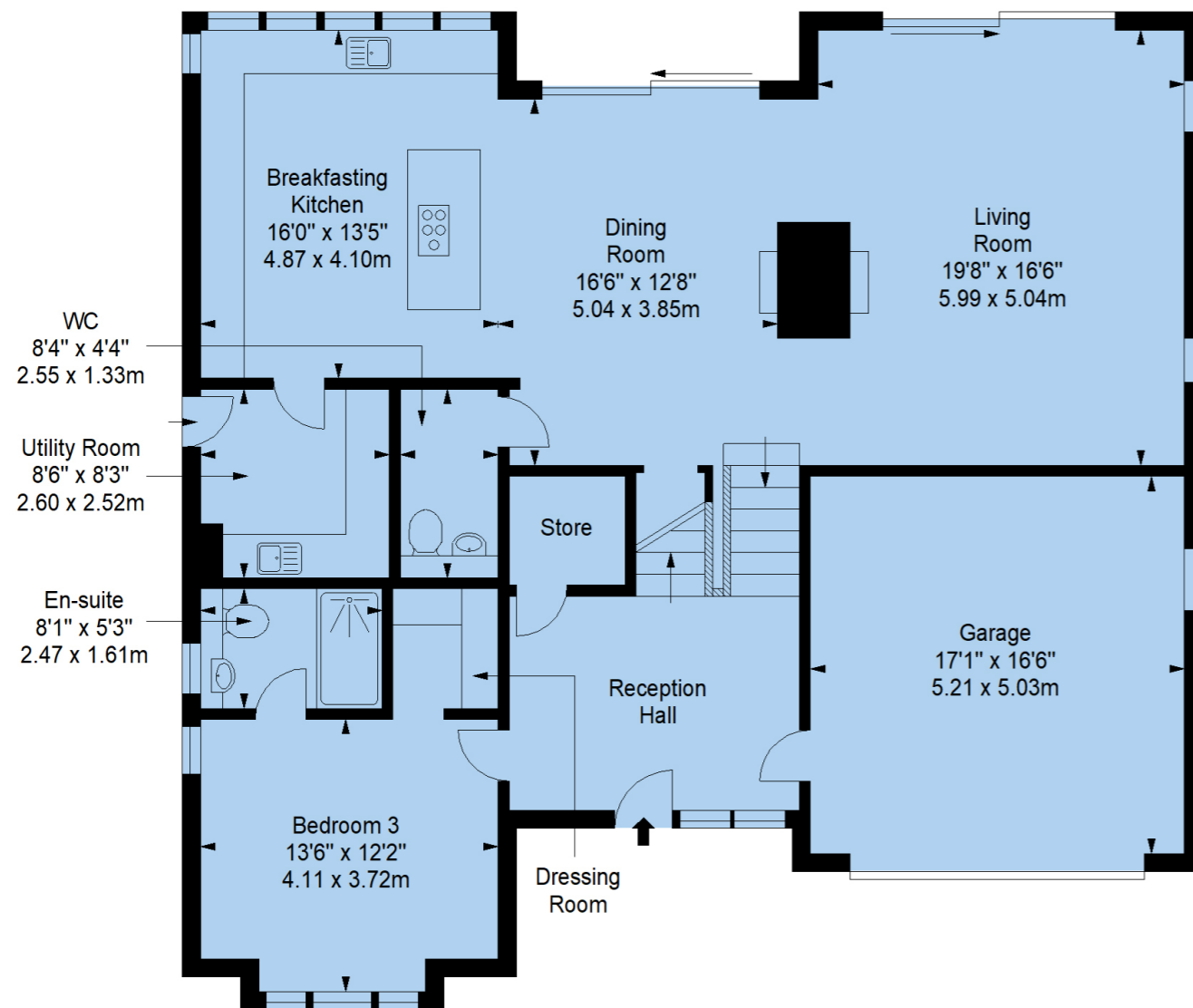
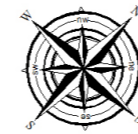
Romannobridge, EH46 7DN

APPROXIMATE TOTAL AREA:

298.8 sq. metres (3216.4 sq. feet)

The floorplan is for illustrative purposes.
All sizes are approximate.

● GROUND-FLOOR ● FIRST-FLOOR






20 HALMYRE
LOAN

A LUXURY HOME

with exceptional features

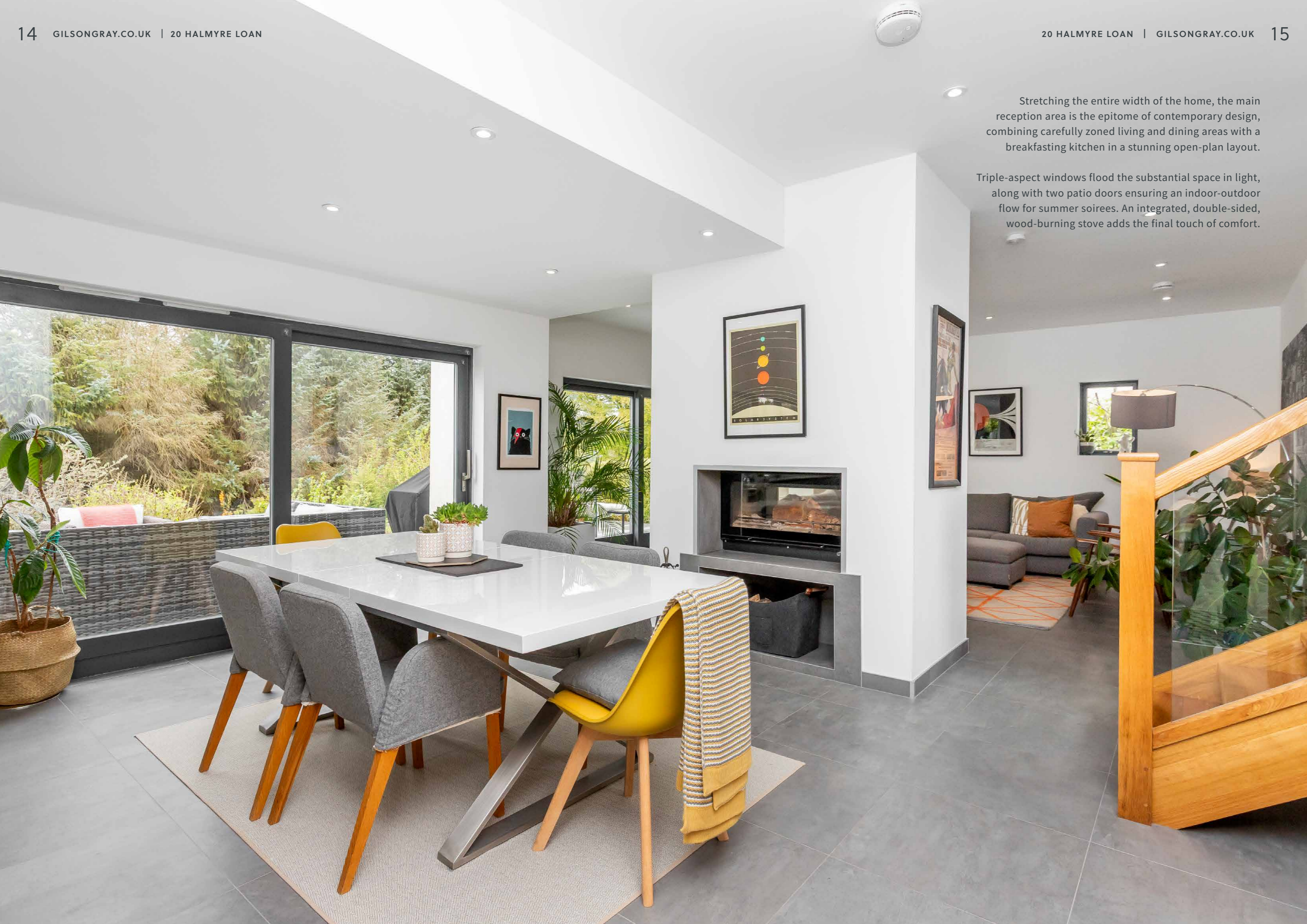
With its white façade, slate roof, and centrepiece of full-height glazing, this exclusive family home knows how to strike a lasting impression. Stepping inside, the initial promise is immediately fulfilled by an immaculate reception hall with a store.



SUBSTANTIAL OPEN-PLAN LIVING

designed to impress





Stretching the entire width of the home, the main reception area is the epitome of contemporary design, combining carefully zoned living and dining areas with a breakfasting kitchen in a stunning open-plan layout.

Triple-aspect windows flood the substantial space in light, along with two patio doors ensuring an indoor-outdoor flow for summer soirees. An integrated, double-sided, wood-burning stove adds the final touch of comfort.

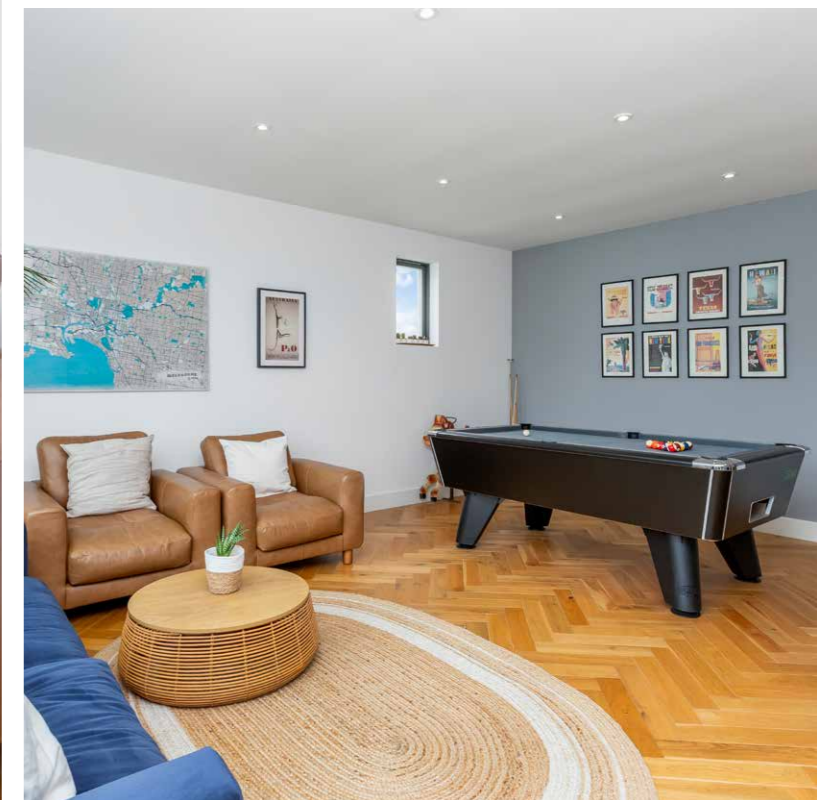


EXPANSIVE FAMILY ROOM



with dual-aspect windows

On the first-floor, there is also a dual-aspect family room, large enough to host additional items such as a pool table. It is another sociable setting fit for games and movie nights.





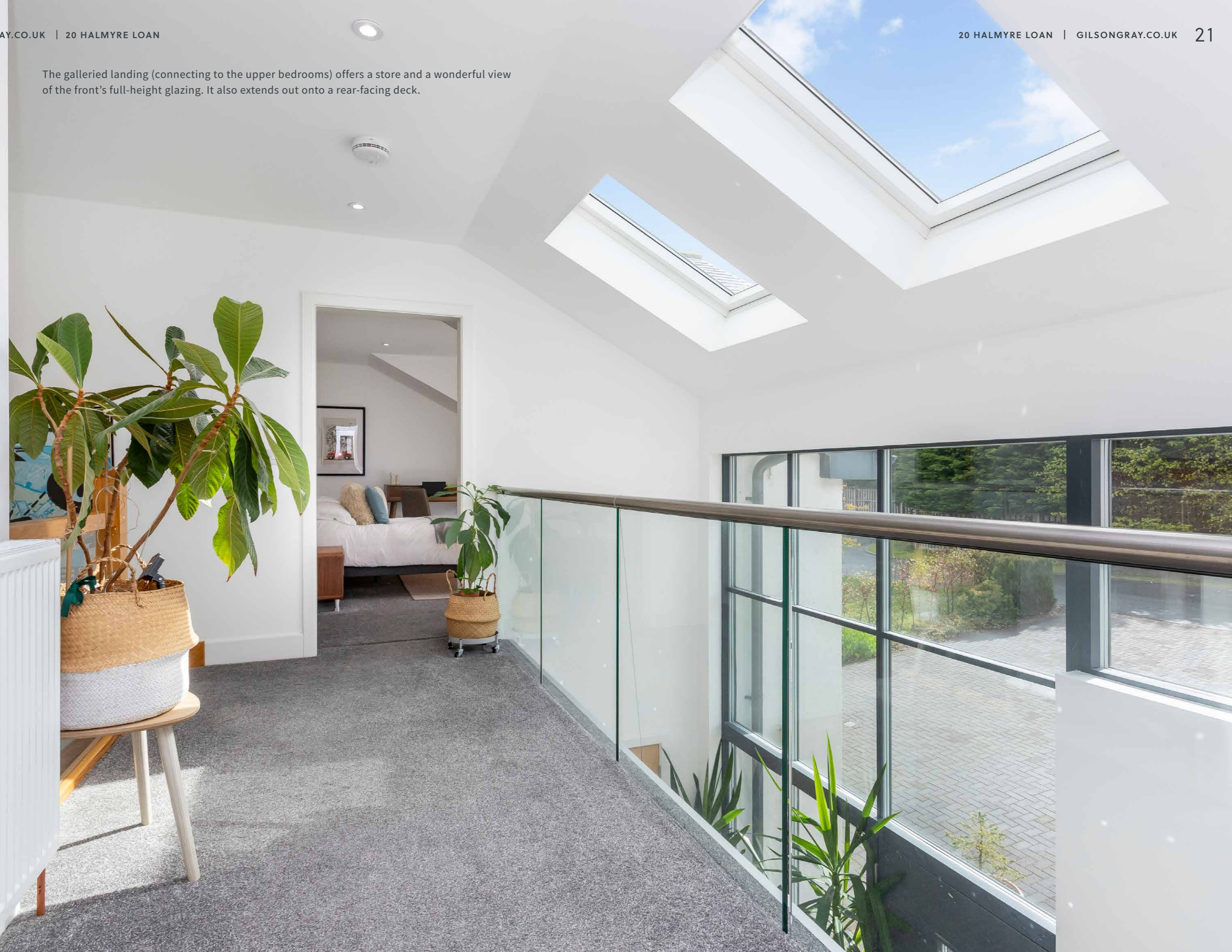
Designed by Schüller, the German kitchen is arranged around a central island, incorporating stylish cabinetry in mix-and-match tones alongside deluxe worktops. A four-person breakfast bar (set within the island) and integrated Siemens appliances add to the high-end aesthetic. The end result is simply inspiring.

Supplementing the kitchen is a separate utility room with a washing machine and tumble dryer.



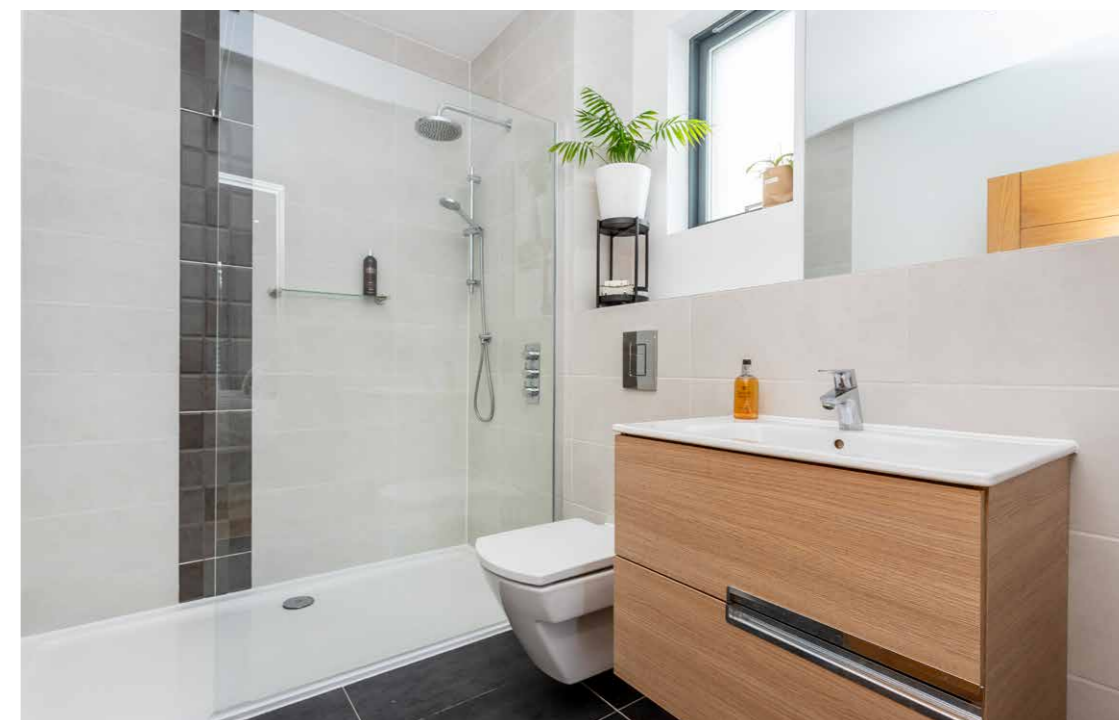
The galleried landing (connecting to the upper bedrooms) offers a store and a wonderful view of the front's full-height glazing. It also extends out onto a rear-facing deck.

GALLERIED LANDING



A delightful outdoor seating area with inspiring views





LUXURIOUS BEDROOMS

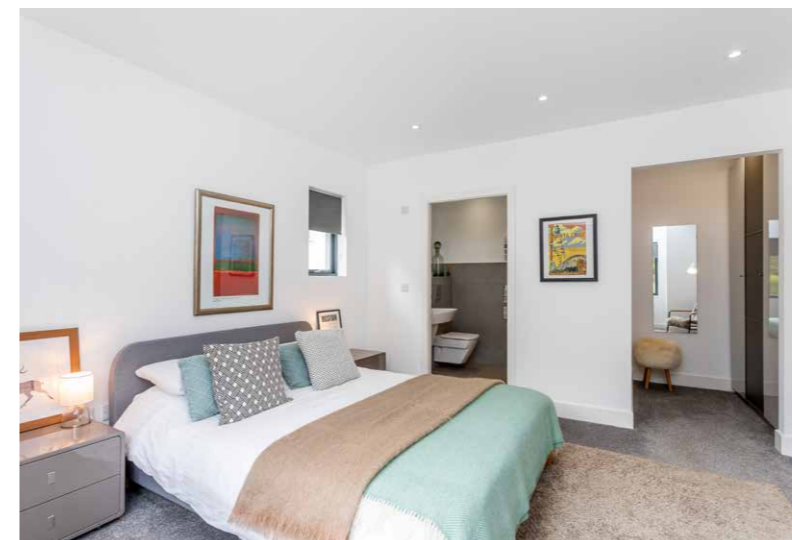


Four large double bedrooms offer families ample space to live and grow

Three rooms each boast their own private dressing room and their own contemporary 3pc en-suite shower room



In addition, three rooms further cement the home's luxury credentials, each boasting their own private dressing room with built-in wardrobes and their own contemporary en-suite shower room with handheld and overhead rainfall showers. While the principal suite has engineered wood flooring, the remaining bedrooms are softly carpeted.



Versatile fourth bedroom

The fourth bedroom is currently arranged as an office, showcasing the flexibility of this superior home.



In addition to the WC and three en-suites, there is also a three-piece family bathroom conveniently set by the fourth bedroom. It is of an equally high standard, featuring a double-ended bath and an overhead rainfall shower.



The property has triple-glazed windows and zone-controlled heating via an air source heat pump, with underfloor heating throughout the lower level and radiators on the upper. It also has a shared septic tank which is well maintained.

Extras: all fitted floor coverings, fitted window blinds and shutters, light fittings, integrated appliances (induction hob with built-in extraction fan, oven, combi microwave oven, double fridge, double freezer, and dishwasher), a Hotpoint washing machine, a Hotpoint tumble dryer, the garage storage shelving and the built-in bookcase unit in the 4th Bedroom, all garden furniture, the shed, and plant pots to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Septic tank maintenance fee: £30 per month is paid into a common fund (with a neighbour acting as treasurer) to ensure the upkeep of the shared septic tank. This cost also includes a 'sinking' element for future repair/replacement.



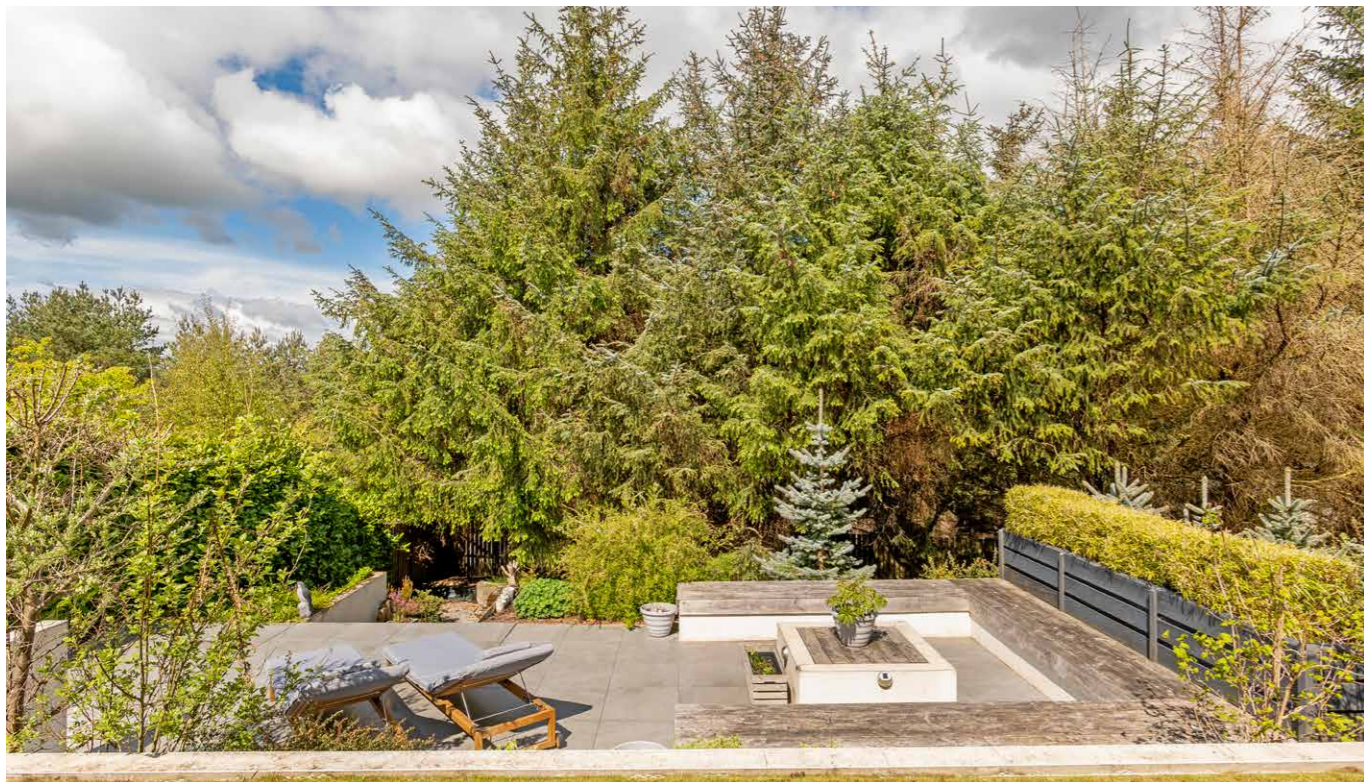
A 0.28-ACRE PLOT

with exquisite gardens



The home's 0.28-acre plot incorporates professionally landscaped gardens to the southeast-facing front and fully-enclosed rear, both of which were completely redesigned (at a cost of £40K) to maximise their scenic potential. Equally impressive as the interiors, expect sweeping lawns, mature plants and trees, outstanding privacy, and an abundance of space. The tiered rear garden with its tree-

lined backdrop further boasts paved dining areas and a natural outlook creating a tranquil environment. There is even a separate (fully-secure) cat/dog enclosure accessible from the house. Extensive private parking is also assured via a four-car (monoblock) driveway with an EV charger and an integral double garage with convenient access to the reception hall.





ROMANNOBRIDGE WEST LINTON



The property forms part of an exclusive development in the hamlet of Romannobridge, set amongst the breath-taking countryside of the Scottish Borders just 50 minutes by car from Edinburgh city centre. It is a picturesque and peaceful location that is unsurprisingly popular with families and commuting professionals alike. Surrounded by open farmland and rolling hills, the area offers a rural lifestyle many dream of, whilst remaining well connected. It is home to a local school and unlimited outdoor adventures.

5 minutes away by car at the foot of the Pentland Hills, the historic village of West Linton caters to your day-to-day needs, offering excellent amenities. It includes shops, a Co-op, a health centre, a pharmacy, a Post Office, the historic Tollhouse Tea Room, and The Gordon Arms Hotel with a bar and beer garden. It also has a state-of-the-art primary school and a nursery, with secondary education available in Peebles. Wraparound childcare is available and the prestigious independent schools of Edinburgh are within commuting distance. Furthermore, the enveloping landscape is dotted with reservoirs, equestrian facilities, and a wealth of nature walks and cycle routes.

West Linton also offers fantastic social activities, including a writer's group, the West Linton Tennis Club, a bowling club, a football club, and the West Linton Horticultural Society. Additionally, a range of centres and halls are available for public hire, catering to social activities and meetings. The West Linton Golf Club is a championship course which also offers a social membership for non-golfers to enjoy the clubhouse amenities. The Don Coyote Outdoor Centre at Lamancha is an action-packed adventure centre offering activities such as shooting and archery, amidst the beautiful Scottish Borders' scenery. In June each year, the community of West Linton and the surrounding area come together for the week-long common riding festival, the Whipman Play. Finally, Biggar, Peebles, and Edinburgh are all within easy driving distance for more extensive shopping.



GILSON GRAY

LAW • PROPERTY • FINANCE

Gilson Gray Edinburgh | 29 Rutland Square, EH1 2BW | 0131 516 5366

GILSONGRAY.CO.UK



@gilsongrayprop



gilson gray property



gilson gray property



@gilsongrayprop



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.