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DRUMMAW

ROMANNO BRIDGE, WEST LINTON, SCOTTISH BORDERS EH46 7BZ



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WELCOME TO

DRUMMAW

Drummaw is an exclusive two-reception-room, four-bedroom detached house which offers a sought-after rural lifestyle in the picturesque hamlet of Romanno Bridge. It boasts two paddocks totalling nearly 8 acres, incorporating extensive private parking and family-friendly wraparound gardens that overlook the open countryside. The impressive exteriors are matched by the interiors of the home, which are finished to an immaculate standard with neutral styling throughout. Altogether, this property is an exceptional family home in an equally exceptional location.



THE HIGHLIGHTS

- An exclusive detached house
- Two paddocks totalling nearly eight acres
- Multi-car driveway and an integral double garage
- Mature, family-friendly wraparound gardens
- An excellent range of practical outbuildings
- Bright reception hall with rich woodwork and WC
- Dual-aspect living room with traditional open fire
- Formal dining room with southeast-facing aspect
- Well-appointed dining kitchen and a utility room
- Bright landing with attic access and a sitting area
- Four double bedrooms with built-in wardrobes
- Tiled four-piece bathroom with a shower cubicle







TAKE A LOOK AROUND

A bright reception hall offers a striking first impression, defined by crisp white décor and rich woodwork (which includes a hardwood floor and bespoke wooden staircase). It also provides a WC before leading directly ahead into the living room. Here, the neutral decoration ensures an elegant blank canvas, while a plush carpet maximises comfort. Dual-aspect windows bathe the spacious room in natural light, with a glazed door also extending out into the garden. A traditional open fireplace adds the finishing touch. From here, double doors connect to a southeast-facing formal dining room for family meals and special occasions. Meanwhile, the dining kitchen provides a more relaxed setting for socialising whilst eating. It is well-appointed with timber cabinetry and complementary worktops, backed by easy-to-clean splashbacks. A neighbouring utility room supplements, providing access to the garage. Completing the ground floor is a versatile double bedroom/study with fitted wardrobes.

HEAD ON UP

The first floor begins with a naturally-lit landing that enjoys a charming sitting area and attic access. The three remaining double bedrooms extend from here, all enjoying built-in wardrobes/storage for added practicality. Like the ground-floor bedroom, they all benefit from neutral décor and soft carpets as well. The principal bedroom further boasts the largest footprint. A fully-tiled four-piece bathroom (which includes a shower cubicle) finishes the interiors.

Electric heating and double glazing, plus night storage heaters and back boiler from the main fire for hot water provision, ensure year-round comfort and efficiency.





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A WOOD SHED AND
ANOTHER OUTBUILDING
(WITH TWO SHED STORES
AND A CONSERVATORY)





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DRUMMAW

TOUR THE GROUNDS

To the rear of Drummaw lies two paddocks totalling approximately eight acres, offering excellent potential for equestrian or lifestyle use. It boasts a wealth of mature garden space that wraps around the home, providing sweeping lawns dotted with established plants and trees. The property is further complemented by a double garage, driveway for multiple vehicles, a stable block with two loose boxes and a tack room, a storeroom with an adjoining conservatory, a significant wood store and a timber store, providing an excellent range of practical outbuildings.

TELL US ABOUT

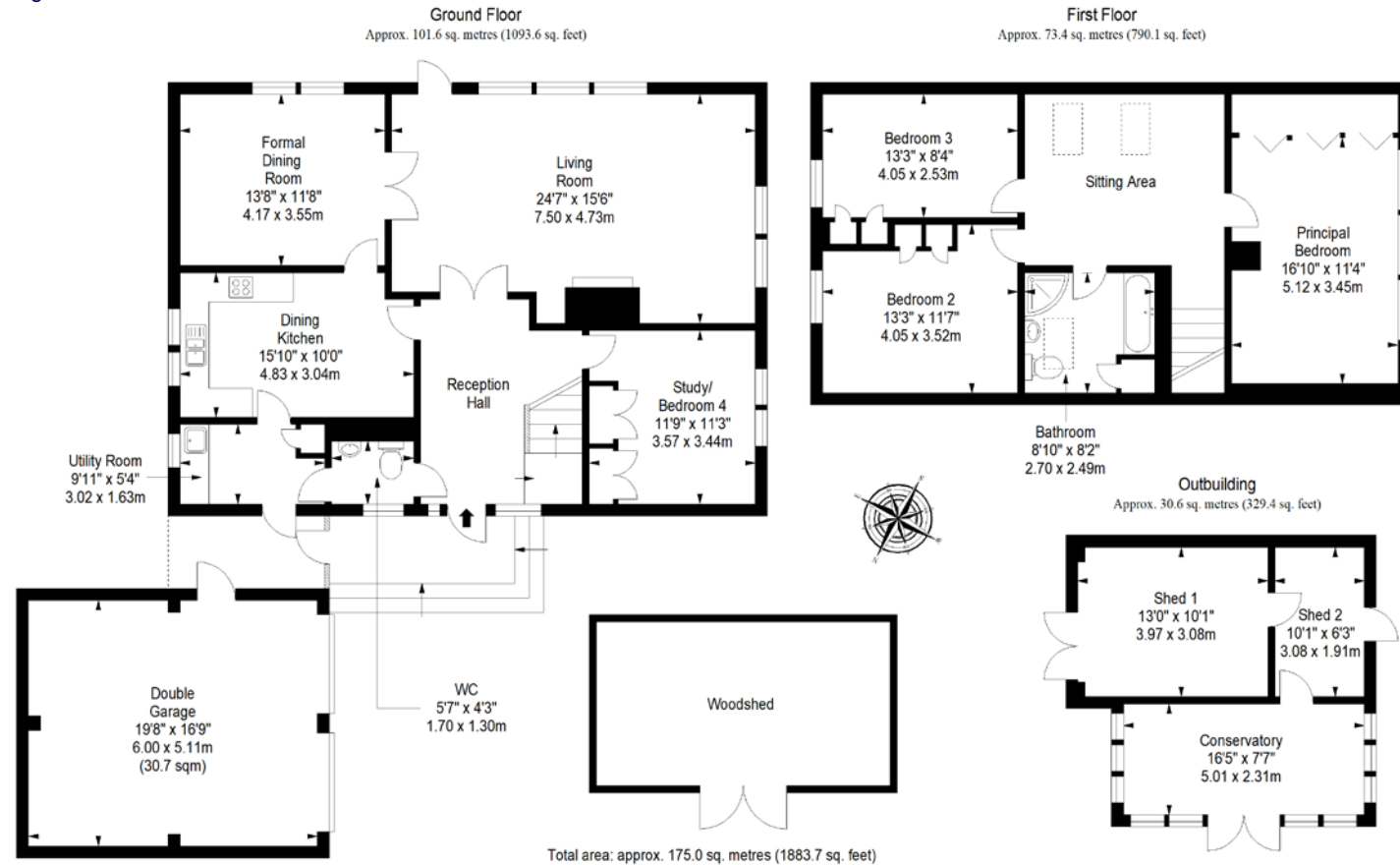
ROMANNOBRIDGE

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.

FLOORPLAN

THE DETAILS

All fitted floor and window coverings, light fittings, an electric cooker, a fridge/freezer, and a washing machine to be included in the sale.



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