



Gowanbrae, Romanno Bridge, Peeblesshire, EH46 7BY
Offers Over £375,000



Gowanbrae is a charming and unique three-bedroom detached family home set in a peaceful semi-rural location, enjoying magnificent views across the surrounding countryside in the beautiful area of Romano Bridge.



DESCRIPTION:

Dating back to the 1930s, the property has been thoughtfully and tastefully extended over the years to create a spacious and comfortable family home that successfully blends period charm with modern living. The accommodation extends to approximately 1,561 sq. ft, with an additional 154 sq. ft of useful floored loft space. Set within generous private gardens, the property enjoys delightful views and the soothing sounds of the nearby Lyne Water, all set against a truly idyllic rural backdrop. With its appealing combination of space, setting and character, the property is sure to attract a wide range of purchasers, and early viewing is highly recommended.

With a welcoming approach through the private front garden, the deceptively spacious internal accommodation begins with an entrance vestibule leading into an inviting inner hallway. From here, the space flows through to a versatile rear area, with a staircase descending to the main living accommodation and a stair ladder providing access to the loft room. This flexible space is ideal as a home office, reading area or additional seating nook, enjoying natural light from a rear-facing window with far reaching views. Down on the lower ground, a cosy snug area provides access to living spaces as well as generous understairs storage. The sitting room is generously proportioned and features a contemporary gas fire, creating a warm and inviting focal point. Patio doors to the side open into the conservatory, which enjoys stunning countryside views and provides direct access to the garden, seamlessly connecting indoor and outdoor living. The kitchen is fitted with an excellent range of shaker-style wall and base units, complemented by granite worktops and a tiled splashback. Integrated appliances include a double electric oven, dishwasher, washing machine, and an electric hob, set around a centrally positioned breakfast bar, creating a practical and sociable space. The dining room is also located on this level and features French doors to the side of the property. Accessible from both the sitting room and kitchen, it provides a seamless flow between living spaces and is perfectly suited for family gatherings and entertaining. Elsewhere on the lower ground level there is a guest WC, along with an external door to the rear. Returning to the ground floor, there are three comfortable bedrooms. The generous principal bedroom is positioned to the front, alongside a second double bedroom across the hallway, also front-facing, whilst a well-proportioned single bedroom located to the rear, enjoys magnificent views over the surrounding countryside. The family bathroom completes the ground floor and is fitted with a modern suite comprising a WC, wash hand basin, and a panelled bath with shower over. In addition, a floored loft room is accessed via a stair ladder from the study area, providing a lovely and versatile snug space.

OUTSIDE:

Externally, The property enjoys generous mature gardens to the front sides and rear. A monobloc driveway to one side provides convenient off-street parking and leads to a single detached garage with a workshop/storage area beneath. The gardens to the front and side are predominantly laid to lawn and are beautifully complemented by a rich variety of mature plantings, shrubs, and established greenery, offering seasonal bursts of colour throughout. A paved patio, positioned directly outside the conservatory, provides a superb setting for alfresco dining and entertaining, while enjoying the stunning, far-reaching panoramic views. To the rear, a large timber-decked area offers an idyllic spot for morning coffee or relaxing afternoon aperitifs, set peacefully on the banks of the Lyne Water.

LOCATION:

Romanno Bridge is a small rural village just off the A701, within easy reach of Edinburgh, the City Bypass, Airport, and motorway network. The village has a well-regarded primary school as well as the award-winning Whitmuir Organic Shop & Restaurant nearby, while the historic conservation village of West Linton lies just three miles away, offering a range of shops and services including a Co-op supermarket, bank, pharmacy, Health Centre, Post Office, restaurants, and pubs. The surrounding area provides excellent recreational amenities including walking, fishing, tennis courts, a bowling green and West Linton Golf Club. Penicuik and Peebles are both around ten miles away and offer further shops, restaurants, leisure facilities, and outdoor activities. Straiton Retail Park is also easily accessible, with stores including Sainsbury's, M&S, and Ikea. Regular bus services connect the area to West Linton, Peebles, Edinburgh and the Borders, and there is a school bus service to the highly regarded Peebles High School.





SERVICES:

Mains water and private drainage. Mains electricity. UPVC double glazed windows. Oil fired central heating. FTTP broadband connection available.

ITEMS TO BE INCLUDED:

All fitted floor coverings, blinds, fitted light fittings throughout, both integrated and free-standing kitchen appliances will be included in the sale of the property.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category E, with an annual charge of £2,923.84 payable for the year 2026/2027. The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

EPC RATING:

The Energy Efficiency Rating for this property is E (48) with potential C (77).

VIEWING ARRANGEMENTS:

Viewings of this property are strictly by appointment. For more information or to arrange an appointment, please contact JBM Estate Agents on 01721 540170.

HOME REPORT:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us to request a copy.

CLOSING DATE:

A closing date may be fixed, however, there is no requirement for the seller to fix a closing date when more than one interest is noted. JBM Estate Agents is entitled to accept their client's instructions to accept an incoming offer without having a closing date and without giving other parties who may have noted interest an opportunity to offer. Prospective purchasers who have notified their interest through their lawyers to JBM Estate Agents, in writing, will be advised of a closing date if set unless the property has been sold previously.

OFFERS:

All offers must be submitted to the Selling Agents in Scottish legal form, either by email to mail@jbmeestateagents.co.uk or in writing to JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. The seller reserves the absolute discretion to accept or reject any offer received and is under no obligation to accept the highest or any offer. By law, all offers received will be intimated to the seller as soon as reasonably possible until formal conclusion of missives has taken place, unless the seller has provided specific written instructions not to pass on certain offers. Notwithstanding the receipt of an acceptable written offer, until missives are concluded, the seller and the Selling Agents reserve the right to continue marketing or re-market the property and to resume or conduct further viewings, particularly in the event of any delay by the purchaser in progressing the transaction. The purchaser or their solicitor will be notified in writing should the seller subsequently decide to place the property back on the market.

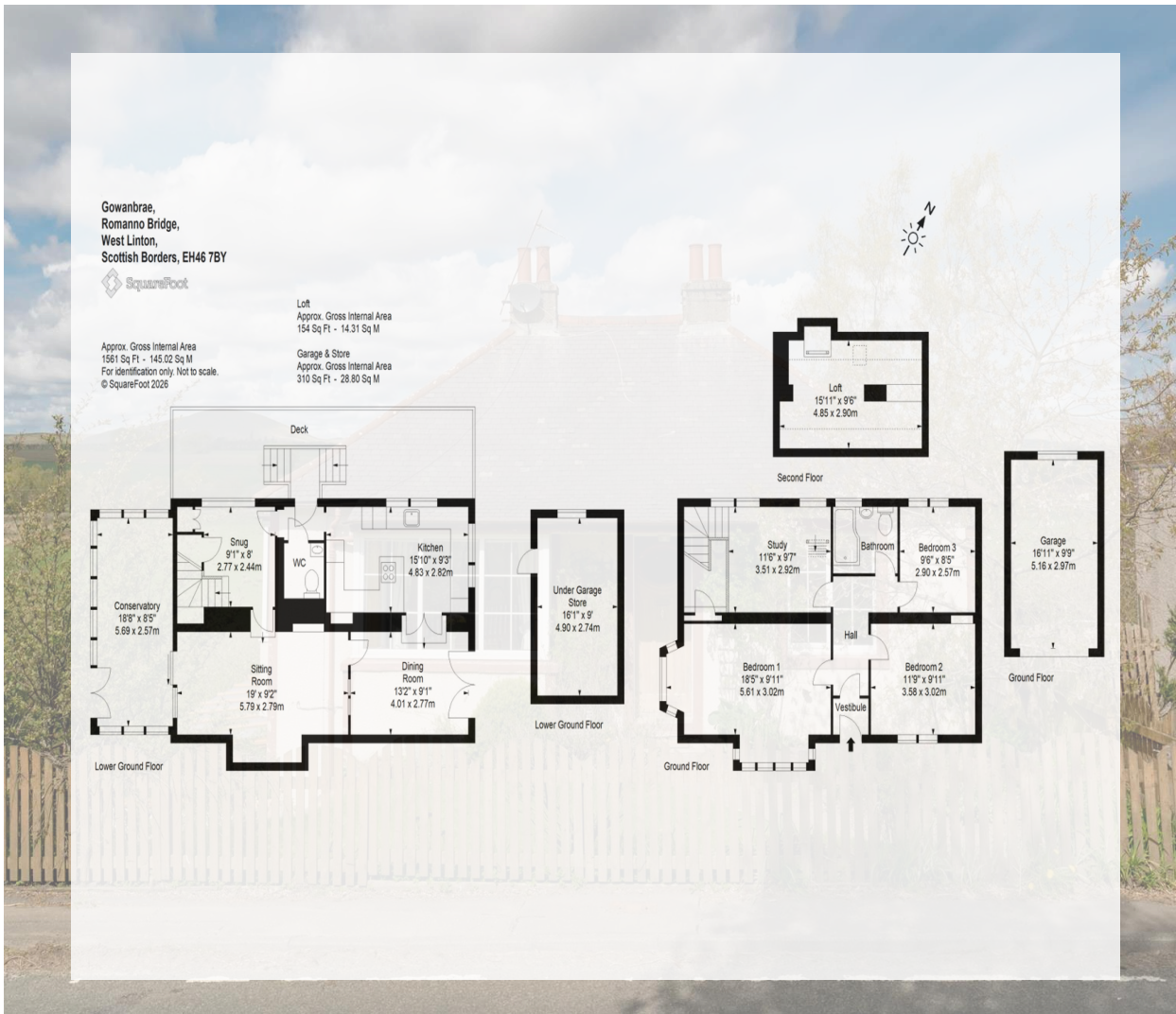
IMPORTANT NOTE:

While we believe the information provided to be accurate, it is not guaranteed. All areas, measurements, and distances are approximate. The descriptions, photographs, and floorplans are intended for guidance only and are not necessarily comprehensive. It should not be assumed that the property remains exactly as photographed. Any error, omission, or misstatement shall not annul the sale, entitle any party to compensation, nor provide grounds for legal action. JBM Estate Agents have not tested any services, equipment, or facilities. Prospective purchasers are advised to satisfy themselves by inspection or otherwise and to seek their own professional advice. All descriptions and references to the property's condition are made in good faith. While every effort is made to ensure accuracy, please contact us to confirm any details of particular importance to you, especially if you are planning to travel a considerable distance.

ANTI-MONEY LAUNDERING REGULATIONS:

JBM Estate Agents is a regulated estate agency business and is subject to the Money Laundering Regulations 2017, the Criminal Finances Act 2017, the Proceeds of Crime Act 2002 (POCA), the Economic Crime (Transparency and Enforcement) Act 2022, and other relevant legislation. We are required to comply with the guidelines set out by the regulator for the estate agency sector, HM Revenue & Customs (HMRC). In accordance with these requirements, we are legally obliged to carry out identity and source-of-funds checks on all property buyers. These checks are completed through an independent third-party verification provider and must be successfully concluded before an offer can be formally accepted or a property marked as "under offer." All buyers are required to complete third-party AML verification, for which a non-refundable fee of £20 plus VAT (£24 in total) per individual applies. All information is handled securely and in accordance with current data protection legislation. JBM Estate Agents is registered for AML supervision with HMRC under registration number XBML00000125848, and we are legally required to report any evidence or suspicion of money laundering to the relevant authorities without notification.

Particulars prepared May 2026.



Please note: A. As these particulars have been prepared solely for the guidance of prospective purchasers, they can never constitute part of any offer or contract. B. Any measurements are taken at the widest point in each room where practical by way of mechanical or electronic devices, and no warranty is given as to the accuracy of any such measurements. C. Whilst every reasonable effort has been made to verify any statement description or other comment within these particulars, any purchasers must make their own enquiries and satisfy themselves. D. The seller will not be bound to accept the highest or indeed any other offer for the property at a closing date. E. The receipt or intimation of a note of interest by any third party will not oblige the vendor to fix a closing date. The decision to fix a closing date, or whether to accept any offer at a closing date or otherwise, remains in the sole discretion of the vendor.



10 Northgate, Peebles, EH45 8RS
Tel: 01721 540170 Fax: 01721 520104
Email: mail@jbstateagents.co.uk
www.jbstateagents.co.uk