



THE LOCATION

Romanno Bridge is a village on the Lyne Water, on the A701. With its own Primary School (Opposite the property) 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.



VIEWS FROM THE PROPERTY





LYNESIDE COTTAGE

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 stunning modern kitchen benefits from an oil-fuelled AGA and integrated appliances. There is ample space for a large dining table off the kitchen area in the living room, alternatively, there is a further separate area off the living room which could also be used as a dining room or snug. This room benefits from an oil-fuelled log burner which fills the huge room with heat. This room also benefits from the most stunning uninterrupted views. The open plan flow of these public rooms works incredibly well. There is a lovely patio area which is ideal for eating breakfast on a sunny day.

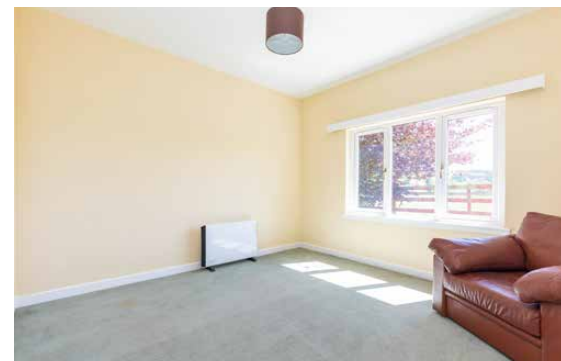
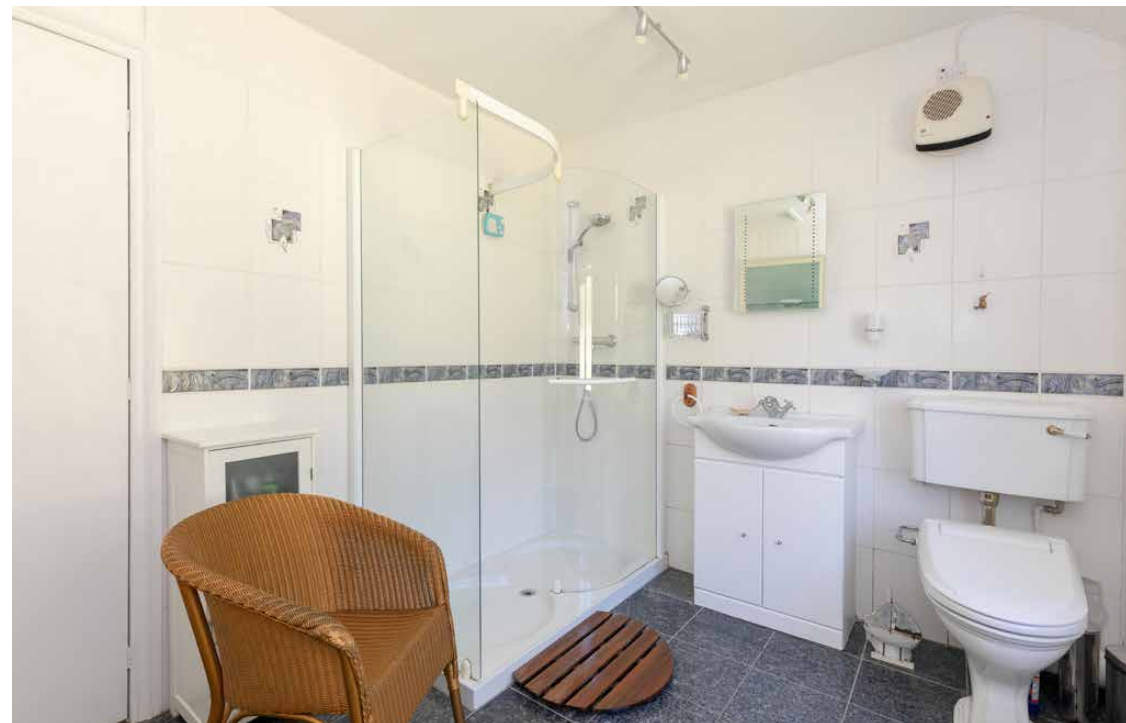
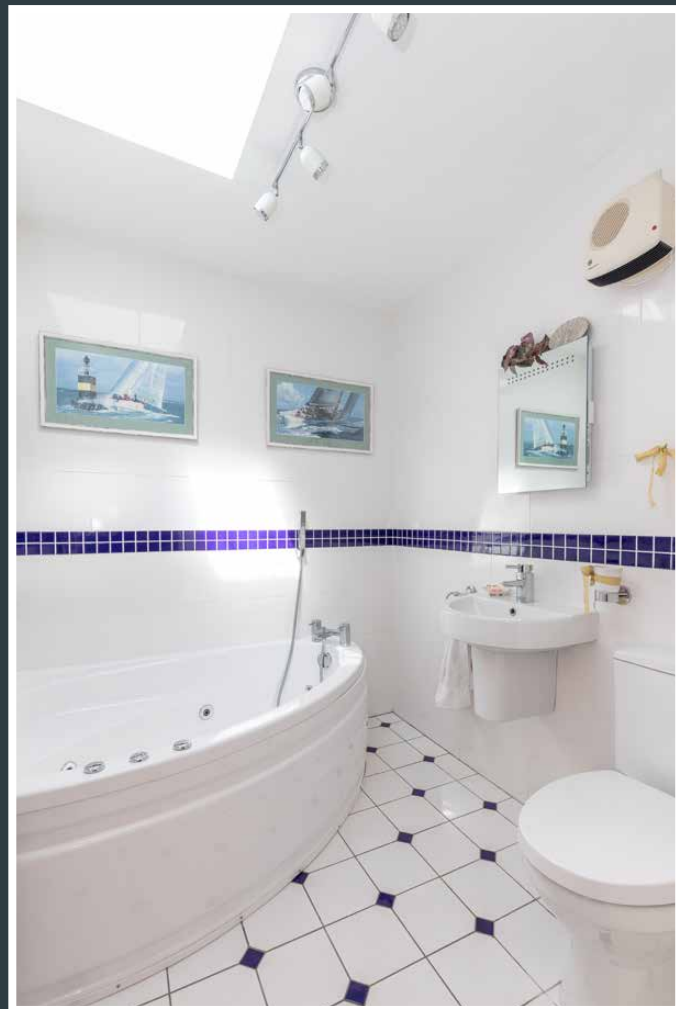
The sitting room is the heart of this home and with large windows flooding the room with natural light and a second oil-fuelled log burner, this room is definitely the selling point. There are four double bedrooms which are all carpeted and one benefits from built-in wardrobes. A family bathroom is fully tiled and contains a three piece suite including a fantastic jacuzzi style bath. The master bedroom is incredibly spacious, has three built-in wardrobes and an en-suite bathroom. This room is very light and bright thanks to the dual aspect windows. The en-suite is huge and has a lovely built-in shower.

There is a separate parking bay that comes with the property and multiple outdoor sheds. The garden is a fantastic size and must be viewed to be appreciated. There are 16 photovoltaic solar panels on the south facing roof benefiting from generous feed-in tariff to the National Grid.



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Approximate Dimensions (Taken from the widest point)

Sitting Room	7.05m (23'2") x 3.78m (12'5")
Lounge	4.80m (15'9") x 3.84m (12'7")
Kitchen	4.90m (16'1") x 3.00m (9'10")
Study	5.40m (17'9") x 3.83m (12'7")
Bedroom 1	4.78m (15'8") x 4.55m (14'11")
En-suite	2.92m (9'7") x 2.60m (8'6")
Bedroom 2	4.80m (15'9") x 3.03m (9'11")
Bedroom 3	3.90m (12'10") x 3.60m (11'10")
Bedroom 4	3.82m (12'6") x 2.30m (7'7")
Bathroom	2.00m (6'7") x 1.80m (5'11")

Gross internal floor area (m²): 190m² | EPC Rating: D

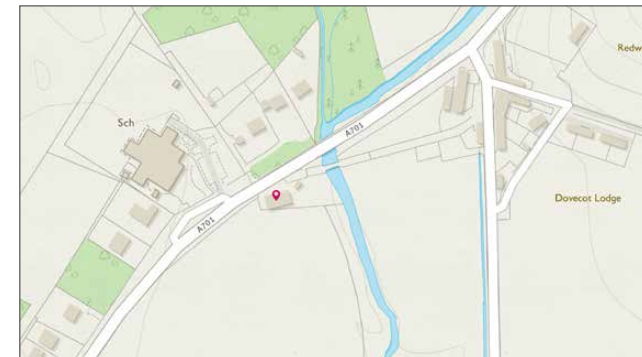


Image credit: <https://www.ardiansurvey.co.uk/example/>

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