

Lyneside Cottage

ROMANNO BRIDGE, WEST LINTON, EH46 7BZ

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

