



15 HALMYRE LOAN

Romanno Bridge, West Linton, Scottish Borders EH46 7DN



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A spacious 5-bedroom detached family home within commuting distance of Edinburgh, with a double garage and an enclosed rear garden boasting beautiful pastoral views.

West Linton 3 miles, Penicuik 9 miles, Peebles 11 miles
Edinburgh City Centre 19 miles
(All distances are approximate).

Accommodation:

Ground Floor: Entrance Vestibule, Hall, Sitting Room, Open Plan Dining Kitchen/Living Room, Conservatory, Double Bedroom with Ensuite Shower Room and Cloakroom with WC.

First Floor: Landing with Living Area, Principal Bedroom Suite with Dressing Room and Ensuite Shower Room, Three further Double Bedrooms, one with an Ensuite Shower Room and a Family Bathroom.

Garage: Double Garage with private driveway.

Garden: Gardens surround the entire property, with a fully enclosed area of lawn to the rear bordered by mature trees and shrubs together with a patio terrace.

About: 0.31 acres



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Situation

Halmyre Loan is a modern development of large houses situated within the peaceful hamlet of Romanno Bridge near West Linton. Historically, the area has roots dating back to the early 16th century and by the 18th century the hamlet had developed features such as a mill, a public school and the distinctive 'Romanno Terraces' – ancient, stepped formations on a nearby hillside, possibly used for early agricultural purposes. The hamlets historic tollhouse and bridge over the Lyne Water are also popular visitor attractions.

Today Romanno Bridge functions as a desirable commuter village to Edinburgh. Lying approximately 13 miles south of the Edinburgh City Bypass, it offers the perfect location to enjoy countryside living but within an easy commute to the city.

Education in Romanno Bridge is anchored by Newlands Primary School which has served the local community since its establishment in 1876. There are also excellent nursery facilities and secondary education is available at Peebles High School with further private schooling available in Edinburgh.

The nearby village of West Linton offers an impressive range of amenities for a village of its size. At the heart of the community is a well-stocked Co-op supermarket, complemented by a selection of independent stores and facilities a post office, pharmacy, health centre, dentist and a vets. Dining options are equally appealing with a popular tea house, a welcoming village pub - The Gordon Arms, as well as The Old Bakehouse – a popular restaurant that draws visitors from the surrounding areas.

For recreation, West Linton offers a wealth of opportunities. The acclaimed West Linton Golf Club sits on the edge of the village, with countless walking and cycling paths that weave through the Pentland Hills and surrounding countryside. Equestrian centres, community sports groups, children's play areas and regular social events all contribute to West Linton's vibrant, friendly atmosphere. Together, these amenities ensure a high quality of life in a beautifully scenic rural setting.

Description

15 Halmyre Loan is a spacious 5-bedroom detached family home that forms part of a modern development, with the house being built in circa 2008. Situated in a slightly more elevated position on the upper side of Halmyre Loan, the rear of the house looks directly onto surrounding farmland and the Cloich Hills so you can enjoy the surrounding countryside.

Entering through the front door, the entrance vestibule provides storage for outdoor clothing, with an additional door opening into a large, tiled entrance hall that provides access to all the principal rooms on the ground floor. The property boasts high end fixtures and fittings to include double glazing throughout, solid oak flooring, Swedish oak interior doors and an Italian designed open tread feature staircase.



The dual aspect sitting room has windows overlooking the drive as well as the rear garden and boasts solid oak floors alongside a central fireplace with a woodburning stove. The fabulous open plan dining kitchen/living room resides to the rear of the house which provides a wonderful space for the modern family. To the far end is the kitchen which encompasses a range of floor and wall mounted oak units together with a stylish Rangemaster Cooker and a central kitchen island. Integrated appliances include a dishwasher, washing machine and a microwave, with space for a large American style fridge freezer. There is ample room for a large dining table and chairs as well as a sofa area in front of a woodburning stove, making this a fabulous space for the family to reside together. In addition, French windows lead directly out to a patio in the rear garden, providing a great space for entertaining.

Adjacent to the kitchen is the conservatory, providing additional space for either dining or relaxing, with windows overlooking the rear garden and French doors leading out to the patio.

Returning to the entrance hall, there is a double bedroom residing on the ground floor with an ensuite shower room. Adjacent to the bedroom is a downstairs cloakroom with WC as well as a large walk-in storage cupboard which completes the accommodation on the ground floor.

Ascending the stairs to the first-floor landing, there is ample space for a seating area or study, with a floor to ceiling window allowing plenty of natural light. The principal bedroom suite has dual aspect windows to the front and rear of the house alongside an ensuite shower room and a dressing room. There are three further double bedrooms, two currently utilised as studies, all with deep, integrated wardrobes and one with an ensuite shower room. A family bathroom consisting of a bath, wash basin, WC and bidet completes the accommodation on the first floor.

Garden

Mature gardens surround the property, mainly laid to lawn with mature trees and shrubs alongside a patio for alfresco dining. The rear garden is fully enclosed by a timber fence and overlooks neighbouring farmland to the west - boasting fabulous views of the Cloich Hills. Additional stretches of lawn reside to the front of the house, bordered by large flower tubs which segregate the property from the road.

Garage

A double garage adjoins the house with an electric shutter as well as a door through to the rear garden and is home to the oil boiler. A private block-paved drive resides in front of the garage with parking for at least two vehicles.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH46 7DN.

Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included in the price.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Oil central heating, LPG gas for cooker, mains water, mains electricity and private drainage.



Residence Association

A residence association has been set up for the eight houses within the development to which £30/month is contributed from each house towards the maintenance of the septic tank.

Local Authority

Scottish Borders Council, Council Headquarters, Newtown St. Boswells, Melrose, TD6 0SA - Phone 01835 824000.

Council Tax

Band G

EPC Rating

Band D

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, either by telephone or via the website entry for this property, to request a copy.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

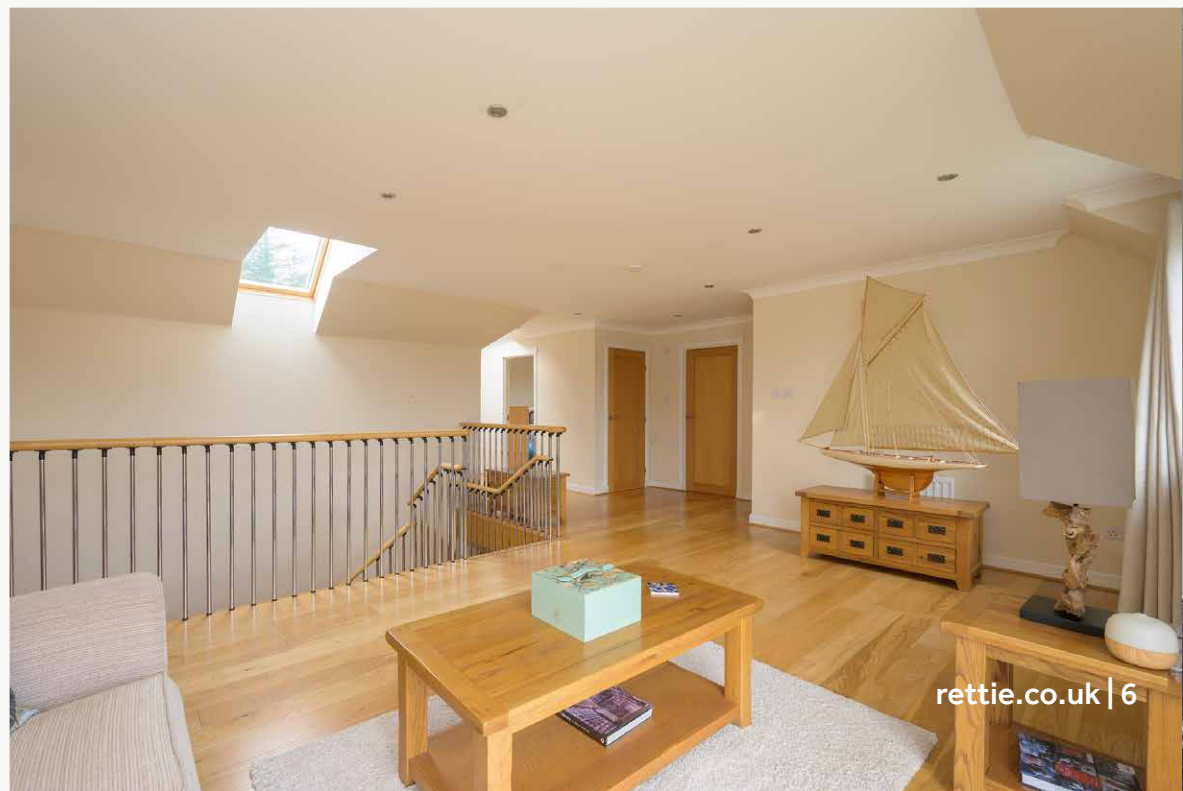
These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

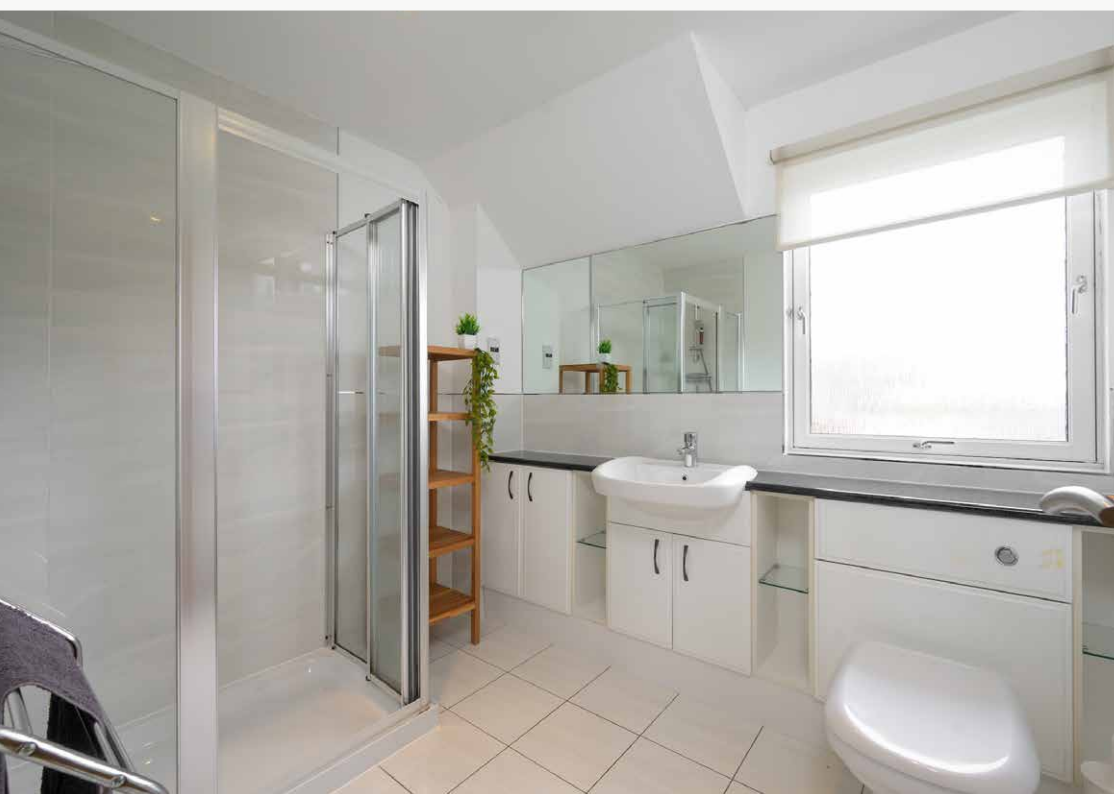
Websites and Social Media

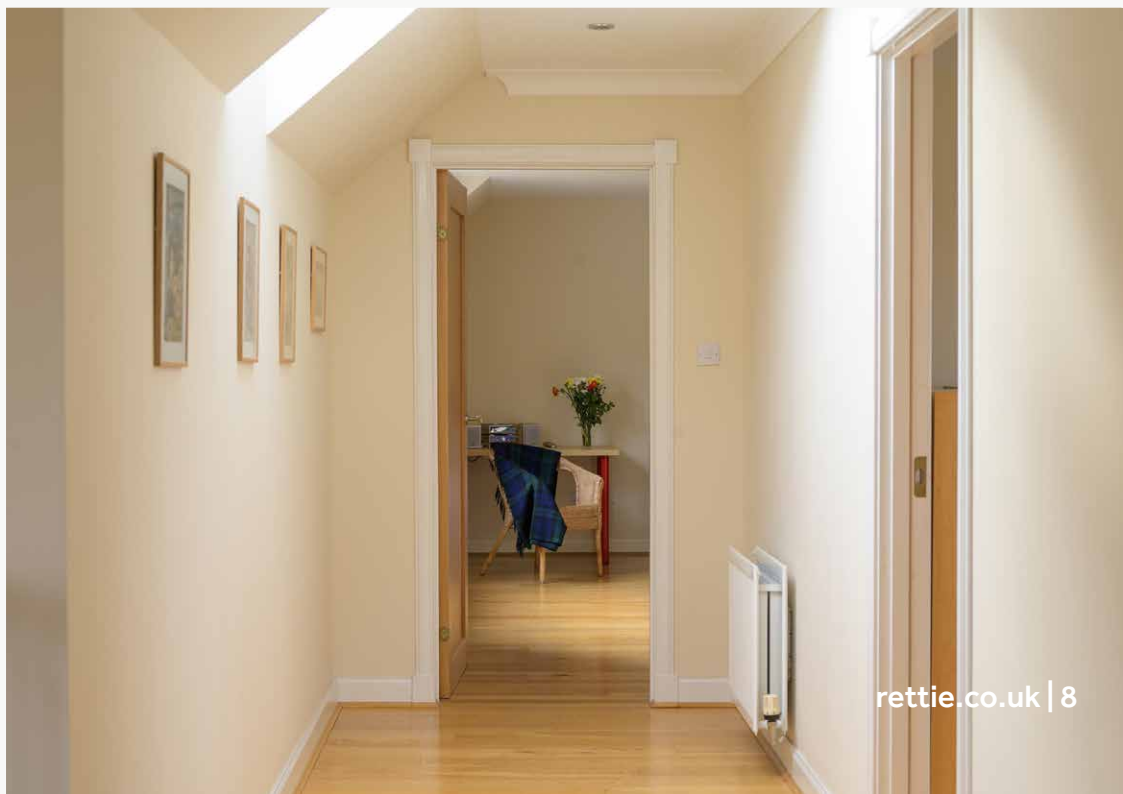
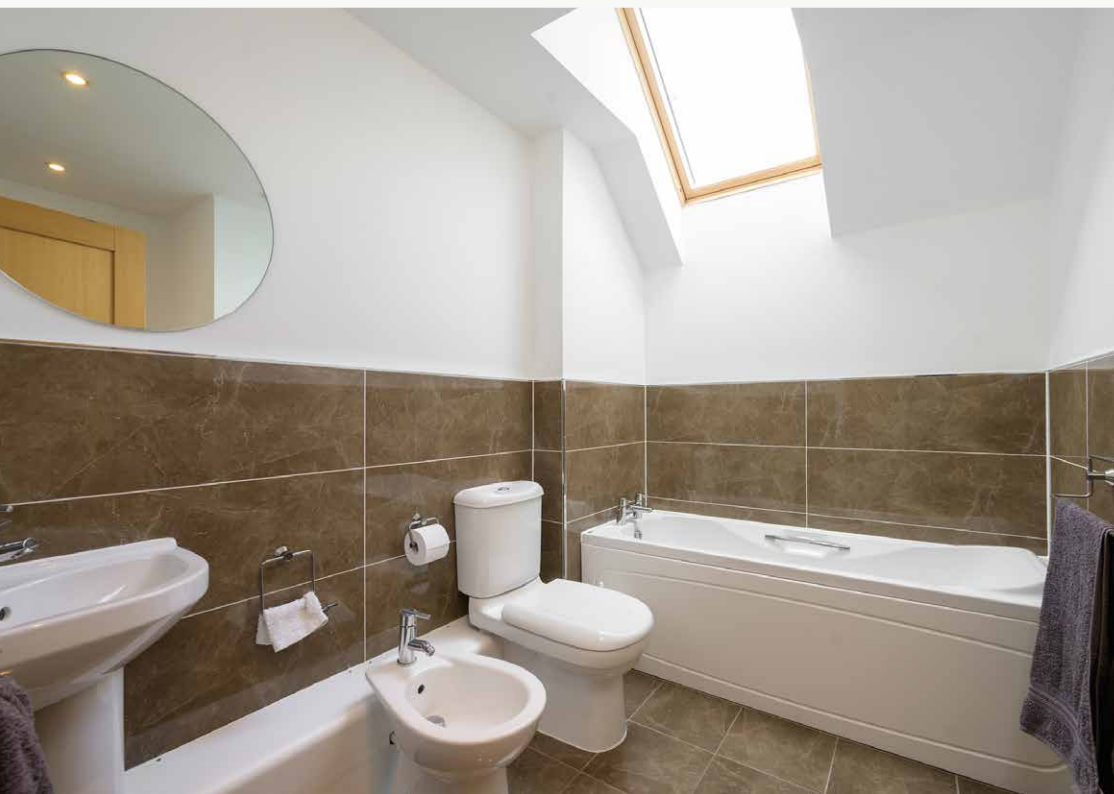
This property and other properties offered by Rettie can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.thelondonoffice.co.uk. In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.

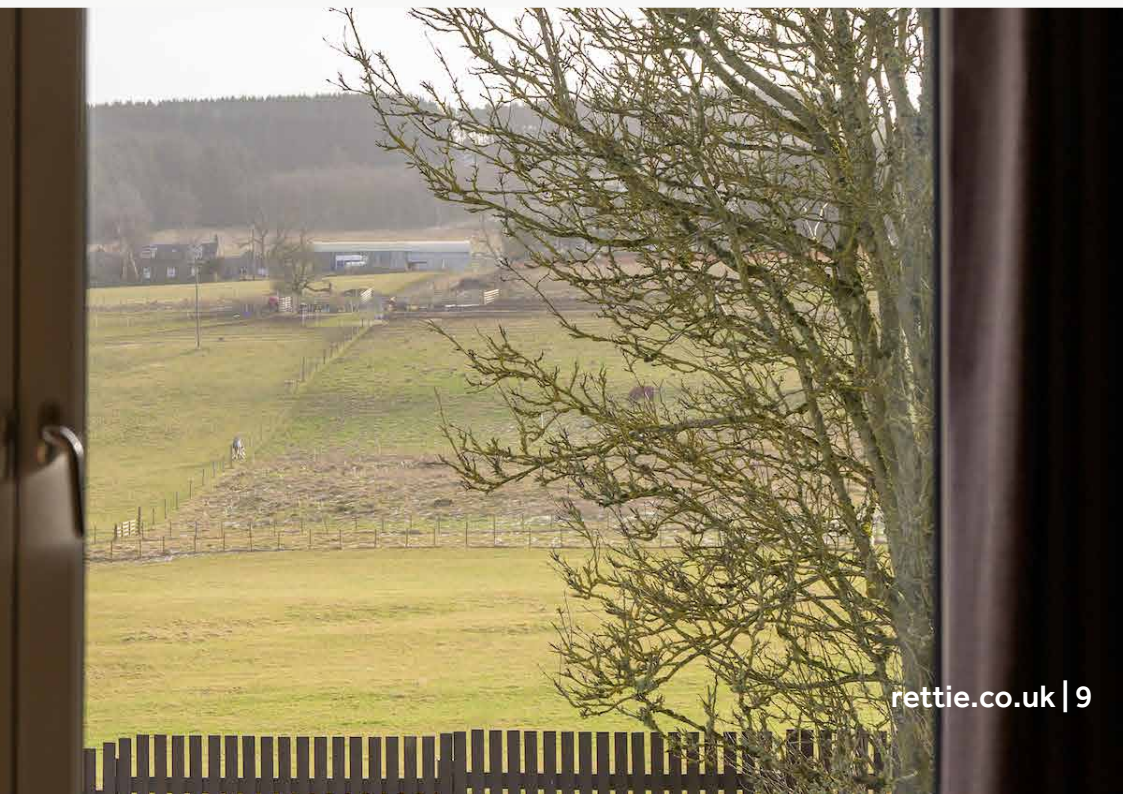
Proof and Source of Funds/Anti Money Laundering

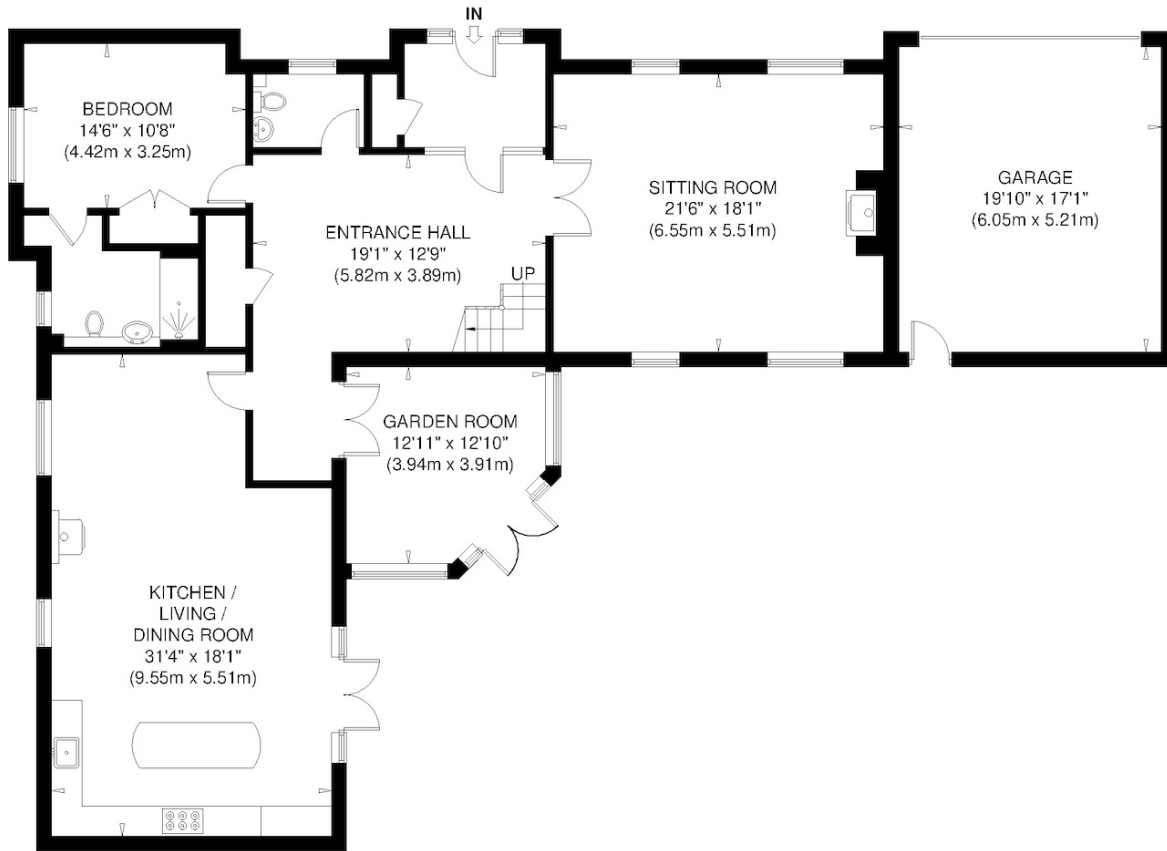
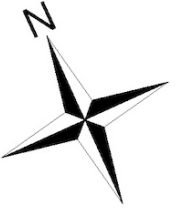
Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.











GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 166.1 SQ M / 1788 SQ FT

GARAGE
GROSS INTERNAL
FLOOR AREA 31.4 SQ M / 338 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 149.9 SQ M / 1613 SQ FT

HALMYRE LOAN
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 316 SQ M / 3401 SQ FT
GARAGE = 31.4 SQ M / 338 SQ FT
TOTAL = 347.4 SQ M / 3739 SQ

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

RETTIE

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