

■ Fraser  
& Brooks  
■ Co W.S. ■

Solicitors, Notaries Public  
and  
Estate Agents

2 LYNE VIEW  
ROMANNO BRIDGE,  
WEST LINTON,  
EH46 7BZ

Enviably positioned in the small picturesque Borders village of Romanno Bridge, only minutes from West Linton, this end-terrace four-bedroom home with an enclosed rear garden offers a wonderful blend of space, comfort, and natural light.

The ground floor entrance vestibule leads directly into a generously proportioned sitting and dining room. With its west-facing aspect, this welcoming space is filled with plentiful natural light. Exposed beams, wood-effect flooring, and a soft neutral décor contribute to a relaxed atmosphere whilst the versatile layout allows for a variety of furniture arrangements, making it ideal for everyday living and entertaining. Positioned to the rear of the home, the modern kitchen features wood-effect wall and floor cabinetry, natural-toned worktops, and integrated appliances including a hob, oven, and extractor hood. A separate utility room ensures the kitchen remains organised and clutter-free, while a convenient ground-floor WC adds further practicality. Upstairs on the first floor, three bright and spacious double bedrooms enjoying east and west-facing aspects offer comfortable accommodation for family or guests. One of the bedrooms benefits from a contemporary en-suite shower room, while the remaining two share access to a well-appointed family bathroom complete with a WC, washbasin, and bath. A peaceful principal double bedroom occupies the top floor. With a dual-aspect, it boasts built-in storage, a sleek en-suite shower room, and breathtaking views over the surrounding countryside. Externally, the enclosed rear garden is mainly laid to lawn and there is ample on-street parking.

**VIEWING: TELEPHONE SOLICITORS 0131 225 6226**

#### Property features

- Four-bedroom end-terrace home
- West-facing sitting and dining room
- Modern kitchen and utility
- Four spacious double bedrooms, two with en-suites
- Family bathroom
- Double glazing
- Oil heating
- Rear garden
- On-street parking

#### Area

West Linton is a pretty and welcoming conservation village at the foot of the Pentland Hills in the Scottish Borders, 15 miles south-west of Edinburgh. Lying in an area of outstanding natural beauty and with easy access to the Pentland Hills Regional Park, there are plentiful opportunities for peaceful walks, cycles, hikes, and horseriding, whilst the village houses a tennis club, bowling club, and football club. The West Linton Golf Club, less than a five-minute drive away is a Championship course and the Kailzie Equestrian Centre is within easy reach. Every summer the village, which houses several centres and halls, plays host to the Whipman Festival, one of the oldest in the Borders, a week-long celebration

culminating in a sports day held on the green. There is primary schooling locally with secondary provision in Peebles. Residents benefit from an excellent range of amenities to meet daily needs including a health centre, pharmacy, Co-op and the popular Gordon Arms Hotel with a beer garden, restaurant, and bar. A wider variety of shops, restaurants etc are to be found in nearby Biggar, Penicuik, and Peebles. Well-situated for access to the City Bypass, there is also a regular bus service into Edinburgh.

#### EPC Rating: D

#### Home Report

Please note that a Home Report has been carried out on the property. For further details or to view the Report please contact the Selling Agent. Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. If any particular aspect is of relevance to you, please contact this office.





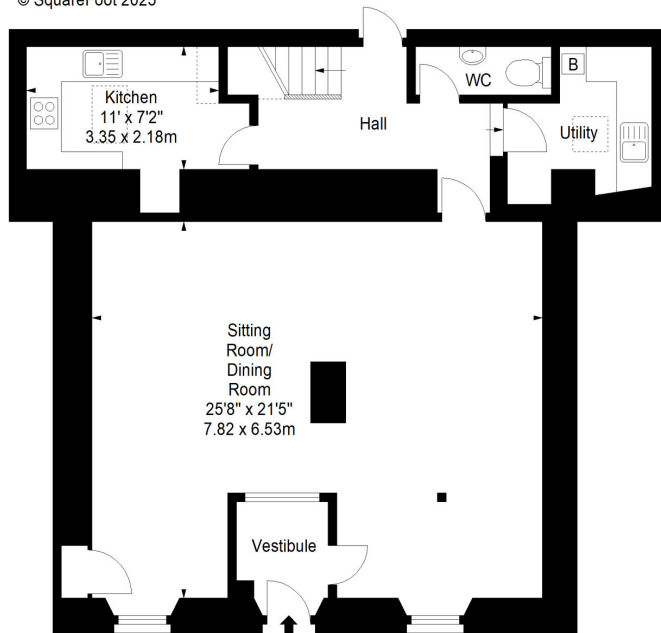
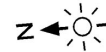
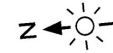




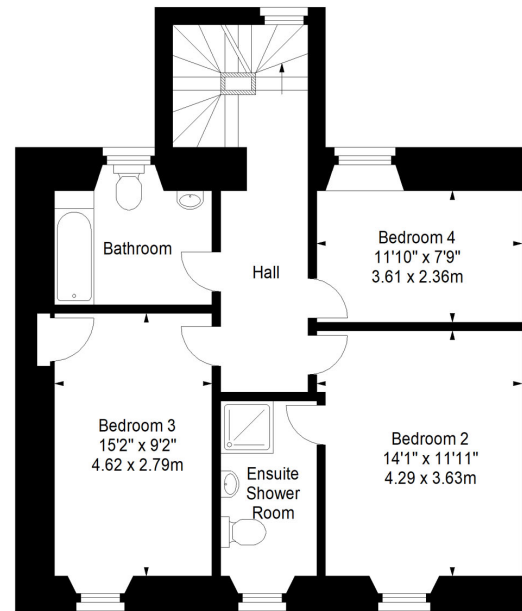
Lyne View,  
Romanno Bridge,  
West Linton,  
Scottish Borders, EH46 7BZ



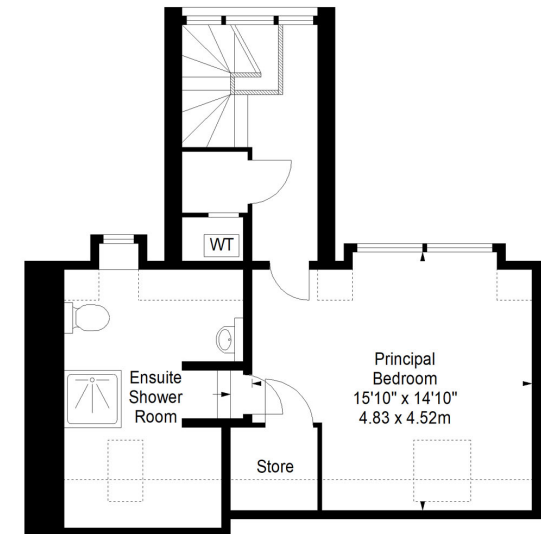
Approx. Gross Internal Area  
2083 Sq Ft - 193.51 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Ground Floor



First Floor



Second Floor

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