

**Peebles**

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## Quair View, Traquair

EH44 6PJ

**Offers Over £340,000**



Quair View is an individually designed detached bungalow built around 2000. It enjoys an idyllic rural setting with lovely open views over the surrounding countryside and hills. The location is readily accessible to Innerleithen, Peebles and beyond. Benefits include oil fired central heating and double glazed windows. Ample private parking is provide by a detached Garage and driveway.





# Quair View, Traquair

EH44 6PJ

**Offers Over £340,000**

Ground Floor  
Vestibule  
Hall  
Lounge  
Kitchen/ Diner  
Utility room  
Master Bedroom with  
En-suite Shower  
3 further Bedrooms  
Bathroom  
Shower room

Generous sized Gardens  
Garage and driveway





**Approximate room sizes as follows:**

- Vestibule 2.92m x 2.48m
- Hall
- Livingroom 8.23m x 4.93m
- Kitchen Diner 6.51m x 3.14m
- Utility room 3.20m x 1.77m
- Bedroom (1) 4.48m x 4.00m
- En-suite 2.00m x 0.98m
- Bedroom (2) 5.04m x 2.90m
- Bedroom (3) 3.40m x 3.16m
- Bedroom (4) 3.69m x 2.60m
- Bathroom 3.16m x 1.78m
- Shower room 1.86m x 1.50m

**Location:**

Traquair is located in the very heart of the Scottish Borders countryside, an area renowned for its wealth of outdoor pursuits which include some of Scotland's best salmon fishing on the River Tweed, horse riding and golf courses. The area is also a Mecca for mountain bike enthusiasts. Innerleithen is well known for its downhill mountain biking routes from super-steep to natural trails through the forest. The 7 Stanes mountain biking centre at Glentress near Peebles lies only a few miles away. The historic Traquair House, Scotland's oldest inhabited house can be found close by. In addition, the Southern Upland Way passes close to house, with St Mary's Loch around 10 miles distant by car.

**Description:**

This detached family home offers spacious accommodation comprising; Entrance Vestibule, Hall, fabulous 27' Livingroom with feature fireplace and ample room for formal dining if desired, Kitchen/ Diner with multi-fuel stove, Utility room, 4 Bedrooms, 1 with En-suite Shower room, Bathroom and further Shower room. Superb views over the surrounding countryside can be enjoyed for the generous sized gardens which are laid predominately to lawn. Garage and driveway. The present owners have in the past ran a successful B&B business from the property.

**Fixtures and Fittings:**

The sale shall include all fitted carpets together with the integrated kitchen appliances.

**Services:**

Mains drainage, water and electricity. Oil fired central heating.

**EPC:**

D

**Viewing:**

Early viewing highly recommended. Contact the Selling Agents to arrange an appointment.

**Offers:**

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.



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Quair View, Traquair

Approximate Gross Internal Area = 167.4 sq m / 1802 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID457908)

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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.

Full members of:

