

Peebles
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SOLICITORS & ESTATE AGENTS

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Plot of Land, Eshiels, Peebles

EH45 8NA

Offers in the region of £125,000



A fantastic opportunity to build your dream home in a beautiful rural location set in the stunning Scottish Borders. The plot which is situated in the small, peaceful hamlet of Eshiels extends to approximately 1/3 of an acre. It enjoys an elevated position with panoramic views towards the surrounding hills. Outline Planning Permission has been granted for the erection of a dwellinghouse.



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The Plot is located in the small settlement of Eshiels, close to Glentress and only two miles east of the County Town of Peebles. It is within easy commuting distance of Edinburgh and the other Border Towns. There are an excellent range of shops, restaurants, bars and supermarkets. Highly regarded schooling is available from nursery through to secondary years. A wide range of recreational facilities are on offer and include the Gytes Leisure Centre, public swimming pool and the Eastgate Theatre. Outdoor pursuits are on offer in abundance such as hill walking, fishing on the River Tweed, golf and mountain biking at the world renowned Glentress Forest to name but a few.

Plot Details

AREA: Approximately 1/3 of an acre.

PLOT CHARACTERISTICS:

Former garden ground, laid to lawn with some shrubbery and mature trees.

ACCESS:

Private road leading to Carrick Lodge.

PLANNING STATUS:

Outline Planning Permission has been granted for the erection of a dwellinghouse, and details can be found at www.scotborders.gov.uk website under planning reference 16/00100/PPP.

SERVICES:

Services include gas and electricity at the entrance to the plot with private water supply nearby. Private Drainage.

VIEWING:

By appointment through the Selling Agents.

OFFERS:

Offers in the region of £125,000 are sought and 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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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.

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