

Peebles

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Offers over £375,000

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Glenlude House, Innerleithen, EH44 6PY



Glenlude House is a stone-built white-washed farm cottage constructed circa 1880 settled within a picturesque rural location close to the Southern Upland Way. Whilst the property would benefit from upgrading and modernisation there is tremendous scope to create a fabulous home with around 1.35 acres of land offering phenomenal 360 degree panoramic views of the beautiful rolling hills and countryside.

Accommodation Details:

GROUND FLOOR

Entrance Vestibule
Hall
Livingroom with mezzanine level
Dining Kitchen
Double Bedroom
Study
Utility room
Bathroom
Cloakroom
Conservatory

FIRST FLOOR

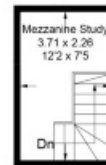
Landing
2 further double Bedrooms
Shower room

ADDITIONAL INFORMATION

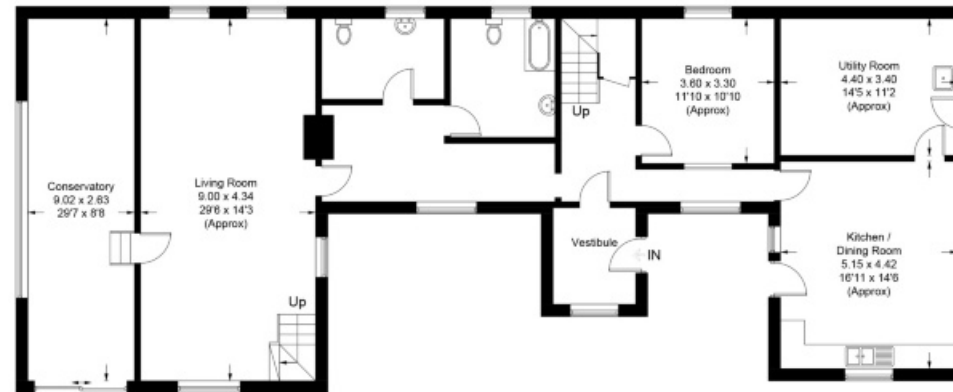
Biomass boiler
Partial double glazing
Double Garage
Summer House
Brick Outbuilding
Greenhouse
Polytunnel
Timber Sheds

Glenlude House

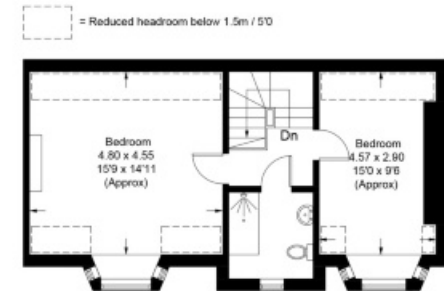
Approximate Gross Internal Area = 208.4 sq m / 2243 sq ft
Mezzanine = 8.3 sq m / 89 sq ft
Total = 216.7 sq m / 2332 sq ft



Mezzanine



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID563357)

Situation:

Glenlude enjoys a stunning rural setting on the border of the John Muir Trust land, with superb views over the hills and forests of Tweeddale in the heart of the beautiful Scottish Borders countryside. Located just south of the village of Traquair on the west side of the B709 close to the southern uplands; Innerleithen is a mere 5 miles away where a selection of high street shops, restaurants, bars and hotels can be found. The area is easily commutable to the central border towns and Edinburgh. It is a perfect spot for nature lovers with an abundance of wildlife close at hand. The area is well renowned for its outdoor pursuits including riding and hillwalking and the river Tweed is one of the most prolific Salmon rivers in Scotland, with further fishing, sailing and water sports found at St Mary's Loch in the picturesque Yarrow Valley. A championship golf course can be found at Cardrona, with further courses in Peebles and Innerleithen. The MacDonald Cardrona Hotel offers excellent leisure and spa facilities, and Glentress forest is a fabulous world class facility for mountain biking. The famous Red Route in Innerleithen is enjoyed by many keen mountain biking enthusiasts travelling from far and wide to experience the challenging thrill-seeking trails. Highly regarded schooling can be found nearby at Innerleithen Primary School and Peebles High School.

Fixtures and Fittings:

Fitted carpets and floor coverings are included. The condition of any remaining white goods will not be guaranteed.

Services:

Mains electricity. Private water supply. Septic tank drainage. Biomass boiler.

EPC:

G

Viewings:

By appointment through the Selling Agents.

Council Tax:

Band F.

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.

Interested in this property?

Peebles

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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.