

Peebles

Call 01721 723999

Offers over £480,000



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Brookside, Eshiels, Peebles, EH45 8NA



Brookside is an extended bungalow with self contained annex offering versatile living accommodation and occupying a plot of around one third of an acre of mature garden grounds. The property is fully enclosed and benefits from an idyllic location enjoying excellent views of the surrounding countryside. This expansive family home has previously been run as a B&B, and offers scope to let the annex as self catering accommodation.

Accommodation Details:

MAIN PROPERTY

- Entrance Vestibule
- Hallway with ample storage cupboards
- Open plan Livingroom with vaulted ceiling and dual fuel stove / Diningroom
- Kitchen
- Master Bedroom with En-suite Shower room
- Double Bedroom
- Family Bathroom
- Conservatory

ANNEX

- Entrance Hall
- Livingroom with dual fuel stove
- Kitchen with Raeburn
- Study
- Master Bedroom with En-suite Shower room and patio doors accessing the garden
- Double Bedroom with En-suite Bathroom
- Utility room
- Sun room

ADDITIONAL INFORMATION

- Gas central heating
- Double glazing
- Wraparound mature garden
- Driveway
- Workshop with electricity and separate secure storage area

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Approximate Gross Internal Area = 273.7 sq m / 2946 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansuketch.com © (ID586577)

Situation:

The property is located in the small settlement of Eshiels, close to Glentress and only a short distance to the nearby town of Peebles. It is an idyllic and highly accessible location within easy commuting distance of Edinburgh and the other Borders towns. In Peebles you will find an excellent range of shops, restaurants, bars, supermarkets and a popular arts theatre. Highly regarded schooling is available from nursery through to secondary years and there is a wide range of recreational facilities including the Gytes Leisure Centre, Peebles Swimming Pool and an abundance of outdoor pursuits such as hill walking, fishing in the River Tweed, which ranks amongst the very top Salmon fishing rivers in the world, golfing and mountain biking at the world renowned Glentress Forest.

Fixtures and Fittings:

All fitted carpets and floor coverings are included. The condition of any white goods remaining will not be warranted.

Services:

Mains gas, electricity, water and septic tank drainage.

EPC:

D.

Viewings:

By appointment through the selling agents

Council Tax:

Band G.

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
Call 01721 723999

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Peebles, EH45 8RX
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Fax: 01721 723888
Email: peebles@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
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Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868



Full members of:



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.