

Peebles

Call 01721 723999

Offers over £390,000



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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67 Edderston Road, Peebles, EH45 9DT



Rare to the market, an individually designed detached villa enjoying superb elevated views over the rolling hills and located within a highly desirable part of the town. The property offers versatile, well-proportioned accommodation and occupies a generous plot benefiting from a multiple car gravel driveway, detached double garage, home office and good sized garden. Viewing of this property is an absolute must to fully appreciate.

Accommodation Details:

GROUND FLOOR

- Entrance vestibule
- Hallway
- Livingroom
- Diningroom
- Kitchen
- Utility room
- Cloakroom
- Conservatory

From the hallway a beautiful wooden staircase curves round and above the entrance vestibule to the upper landing.

FIRST FLOOR

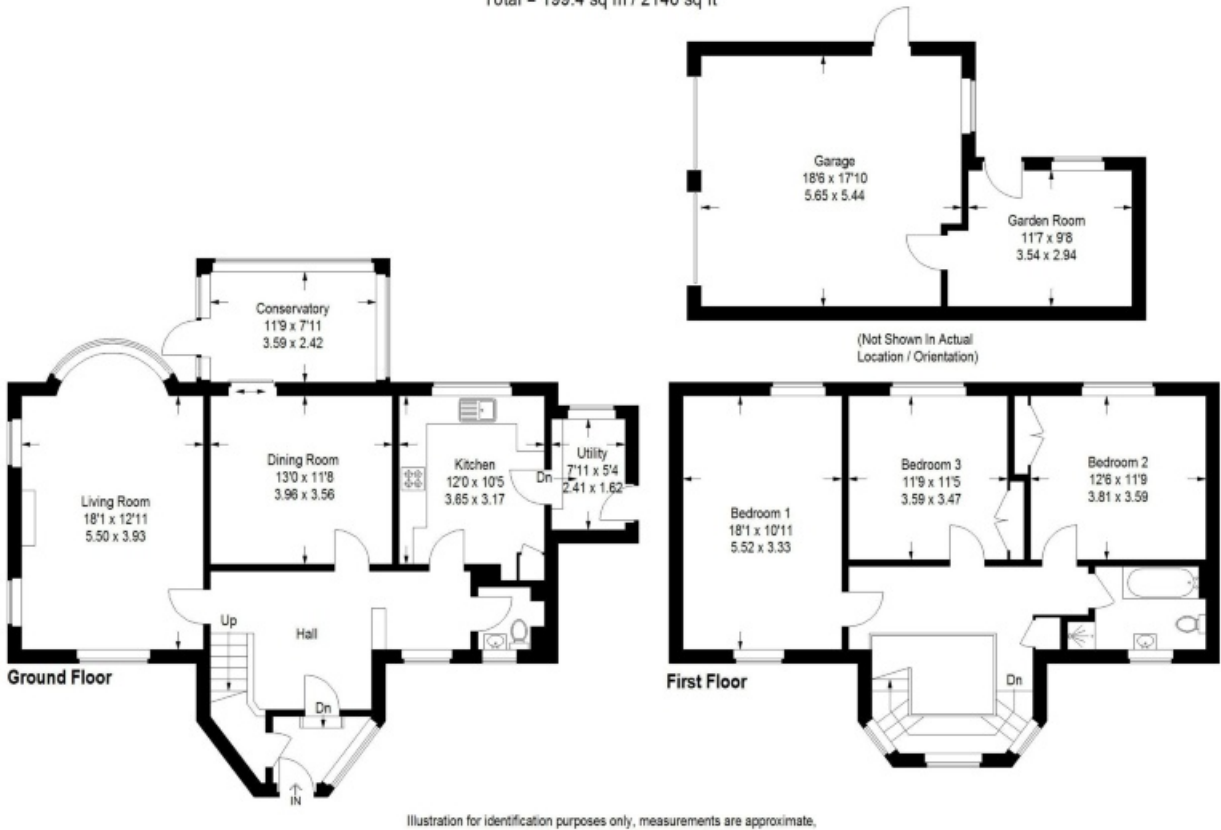
- Three spacious double bedrooms
- Family bathroom

ADDITIONAL INFORMATION

- Gas central heating
- Double glazing
- Link detached double garage
- Home office / garden room
- Gravel driveway
- Fully enclosed rear garden

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Approximate Gross Internal Area = 156.9 sq m / 1689 sq ft
Garage / Garden Room = 42.5 sq m / 457 sq ft
Total = 199.4 sq m / 2146 sq ft



Situation:

The market town of Peebles sits amidst beautiful scenery in the heart of the Borders countryside. It is an idyllic and highly accessible location within easy commuting distance of Edinburgh and the other Border towns. Peebles offers an excellent choice of shops, supermarkets, restaurants and bars together with highly regarded schooling from nursery through to secondary years. The surrounding area is particularly notable for a wide array of recreational activities including: mountain biking in Innerleithen and Glentress Forest, excellent hill walking, horse riding and fishing on the River Tweed. The Macdonald Hotel and Country Club at Cardrona offers a spa/health club and 18 hole championship golf course.

Fixtures and Fittings:

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

Services:

Mains electricity, gas, water and 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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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
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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.