



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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PEEBLES, EH45 9LZ



## THE LOCATION

For those who are entirely unfamiliar with the area, Peebles is a picturesque town situated on the River Tweed which flows through the beautiful undulating countryside of the borders.

In the town the facilities are truly excellent with a wide choice of banking, building society and Post Office services along with extensive shopping facilities including Sainsbury's and Tesco to name but two with a wide variety of local shops and cafes. For the arts, it has a theatre in the Eastgate. It has several schools at primary level and a High school with an excellent reputation. Both Peebles High school and Priorsford Primary School are only a short distance away.

Peebles is becoming increasingly popular with the commuter due to its proximity to Edinburgh's city centre to the north and Galashiels to the south. Local bus services and train services run to and from Edinburgh and Galashiels regularly.

Glentress Forest is within proximity to the property, and is ideal for outdoor activities such as mountain biking, running and scenic country walks.

# THE PROPERTY

An excellent opportunity has arisen to acquire this spacious four bedroom detached villa, making for an ideal family home while being well located within the peaceful Scottish Borders town of Peebles. Viewing of this property is highly recommended.

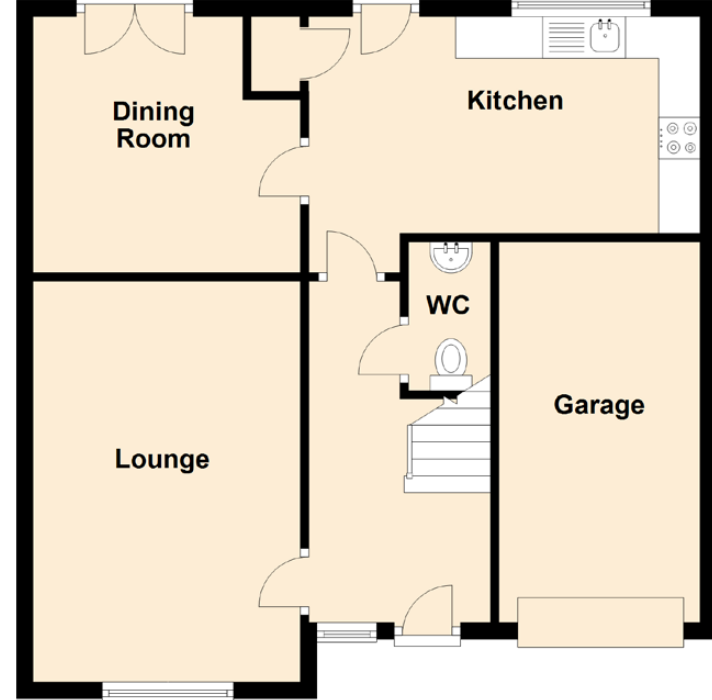
Internally this accommodation is in excellent decorative order, while briefly consisting of; Ground Floor: entrance hallway with a two-piece, partially tiled WC, a bright and spacious lounge, a modern kitchen/diner with a range of integrated appliances, including a 4 gas hob/double oven/grill, extractor hood, fridge/freezer and dishwasher as well as access to the rear garden and a dining room with further access to the rear garden through double patio doors. First Floor: landing with a linen cupboard and master bedroom with built-in mirrored wardrobes and a three-piece, partially tiled en-suite shower-room with a double shower cubicle. There are three further double bedrooms and a three-piece, partially tiled family bathroom with an over-head shower.

This property also benefits from; private garden grounds to the front, side and rear of the property, including a patio area to the rear as well as a double driveway to the front, which leads to the integral single garage, allowing for secure off-street parking for up to three cars.



"...MAKING FOR AN IDEAL FAMILY HOME WHILE BEING WELL LOCATED WITHIN THE PEACEFUL SCOTTISH BORDERS TOWN OF PEEBLES..."

BEDROOMS & BATHROOMS



**Approximate Dimensions**  
(Taken from the widest point)

Lounge	4.82m (15'10") x 3.22m (10'7")
Kitchen	4.02m (13'2") x 3.08m (10'1")
Dining Room	3.22m (10'7") x 3.08m (10'1")
WC	1.79m (5'10") x 0.99m (3'3")
Bedroom 1	3.10m (10'2") x 2.35m (7'9")



Bedroom 2	3.45m (11'4") x 3.08m (10'1")
Bedroom 3	3.05m (10') x 2.00m (6'7")
Bedroom 4	2.64m (8'8") x 2.52m (8'3")
Bathroom	2.13m (7') x 1.65m (5'5")
En-suite	2.25m (7'5") x 1.39m (4'7")

**Gross internal floor area (m<sup>2</sup>):** 107m<sup>2</sup>  
**EPC Rating:** C



  
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**Part  
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