



PLOT OF LAND EAST OF KNAPDALE

54 EDINBURGH ROAD, PEEBLES, EH48 8EB


McEwan Fraser Legal
Solicitors & Estate Agents

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McEwan Fraser Legal is delighted to offer to the market a unique opportunity to purchase 17 acres of development land located within the popular market town of Peebles. The site is located close to the popular Venlaw Castle and displays great potential for a residential development or indeed a holiday village with pods and lodge style accommodation both subject to planning.



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This is a unique opportunity within the area to acquire such a large piece of land set within an already popular residential area.
The current owner previously applied for planning permission to build 22 dwelling houses planning ref: PPA-140-2088.

Tenure - Freehold

The popular town of Peebles is located in the Tweed Valley. Peebles is as picturesque town popular with families, the town is served by three primary schools (Kingsland, Priorsford, and Halyrude) and Peebles High School. And at just over twenty miles from Edinburgh city centre, it is popular for day trips and people from the city looking to escape to the country.

Edinburgh International Airport is easily accessible, as is the city bypass. The charming market town boasts a range of independent shops, businesses, cafes, pubs and restaurants, with a few recognisable high-street names thrown in. You also have supermarkets, pharmacies, banks, and the local post office all comfortably within a 5-minute drive. The unspoilt Borders countryside on your doorstep plays host to a range of outdoor activities, including world-class horse riding trails, mountain biking, cycling, hiking, fishing, canoeing, and more. The Eastgate Theatre & Arts Centre runs a varied programme of festivals, films, and performances all year round, and is the main hub for the arts in the area.







Text and description
CONNIE NUGENT
Surveyor



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