




McEwan Fraser Legal

Solicitors & Estate Agents

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2 Haystoun Place

PEEBLES, BORDERS, EH45 9EW

THE LOCATION

peebles

For those who are entirely unfamiliar with the area, Peebles is a picturesque town situated on the River Tweed which flows through the beautifully 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 its own theatre in the Eastgate. It has a number of 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 close 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 on a regular basis. Glentress Forest is within close proximity to the property, and is ideal for outdoor activities such as mountain biking, running and scenic country walks.



THE PROPERTY

2 Haystoun Place

2 Haystoun Place is an attractive well presented three bedroom period flat with modern active conversion on charming location, in a pleasant residential location in the beautiful town of Peebles.

The property is found just a stone's throw from the River Tweed, within walking distance of the golf course, local primary schools and only a few minutes' walks away from the town centre and other excellent local amenities.

The accommodation is in good decorative order throughout and briefly comprises open entrance vestibule, hallway, family sitting room with the attractive original fireplace, this room also boasts lots of natural daylight thanks to the ample dual aspect windows, off this room there is also a smaller room ideal as a home study or possible guest bedroom, the modern kitchen diner also homes a

wood-burning stove set to a traditional fireplace with ample room for entertaining, it comes complete with floor and wall units, ample prep space and a combination of integrated and free-standing appliances, on the upper level are three spacious bedrooms with Velux windows, the largest of which homes a storage cupboard and charming window to the gable end, each bedroom has ample space for free-standing furnishings a further shower room with walk-in shower complete the property.

The property offers comfortable family accommodation and viewing is highly recommended.



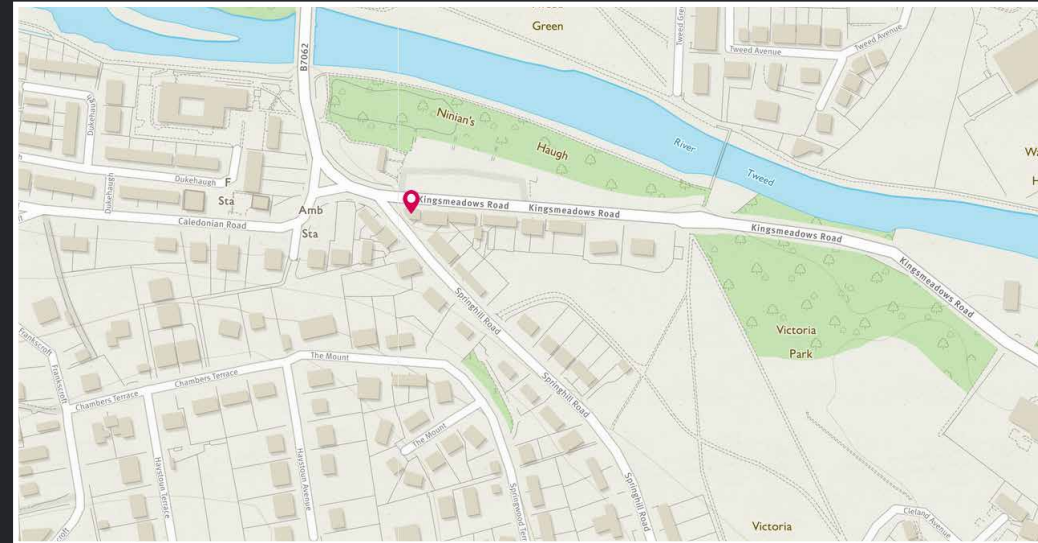
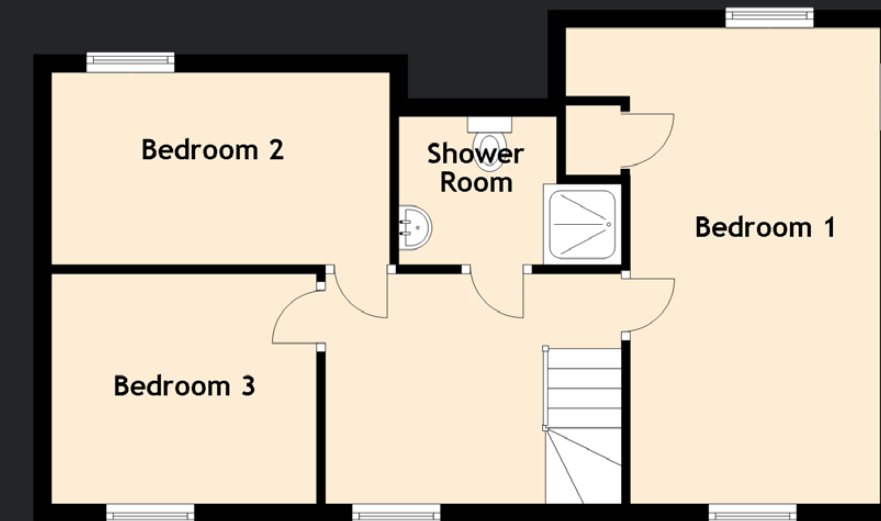
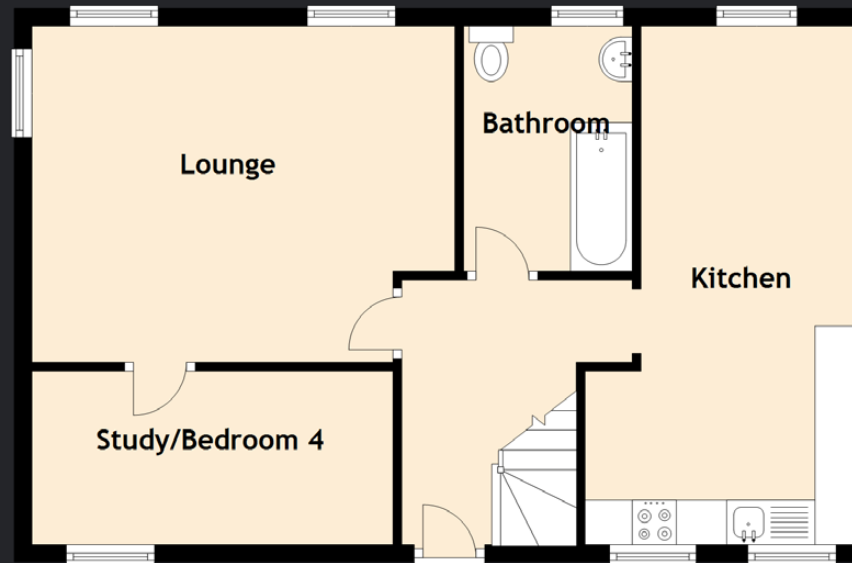


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Approximate Dimensions
(Taken from the widest point)

Lounge	4.79m (15'9") x 3.80m (12'6")
Kitchen	5.86m (19'3") x 2.92m (9'7")
Bedroom 1	4.75m (15'7") x 2.83m (9'3")
Bedroom 2	3.83m (12'7") x 2.18m (7'2")
Bedroom 3	3.00m (9'10") x 2.79m (9'2")
Study/Bedroom 4	4.09m (13'5") x 1.91m (6'3")
Bathroom	2.77m (9'1") x 1.91m (6'3")
Shower Room	2.52m (8'3") x 1.68m (5'6")

Gross internal floor area (m²): 80m²
EPC Rating: D






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**Part
 Exchange
 Available**

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