



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**Briar Cottage**

34 GEORGE STREET, PEEBLES, BORDERS, EH45 8DL





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 and 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. The property is walking distance from both primary schools, Peebles High School and 500m from Peebles Tesco supermarket.

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.



This charming well presented four bedroom semi-detached period house with modern finishes, sits within an attractive and pleasant residential location in Peebles. The property is found nearby the River Tweed, within walking distance of a golf course, local primary schools and only a few minutes' walks away from the town and other local amenities.

The accommodation is in excellent decorative order throughout and comprises an open entrance into a family/kitchen/dining room with a great space for entertaining and features a multi-fuel stove. This

room has lots of natural daylight thanks to the large windows to the front and rear elevation. The fully equipped kitchen comes complete with floor and wall units, ample worktop space, appliances and access to the rear garden. Off this room, there is a separate and comfortable lounge to the front with multi-fuel stove and bespoke shelving which provides a striking centrepiece to the room. The bedroom to the rear is ideal as a home study or a guest bedroom whilst a three-piece bathroom completes the ground floor. On the upper level there are three spacious bedrooms, the largest of which boasts an en-suite bathroom. Each of the bedrooms has ample space for free-standing

furnishings and a further white-suite bathroom completes the property. The property further benefits from gas central heating and double glazed units.

Externally there is a private front garden with laid lawn the considerable benefit of a double car driveway and a colourful, sunny, secluded garden to the rear with lawn, shrubbery, paved patio and shed storage. Plenty of on-street parking is also available.

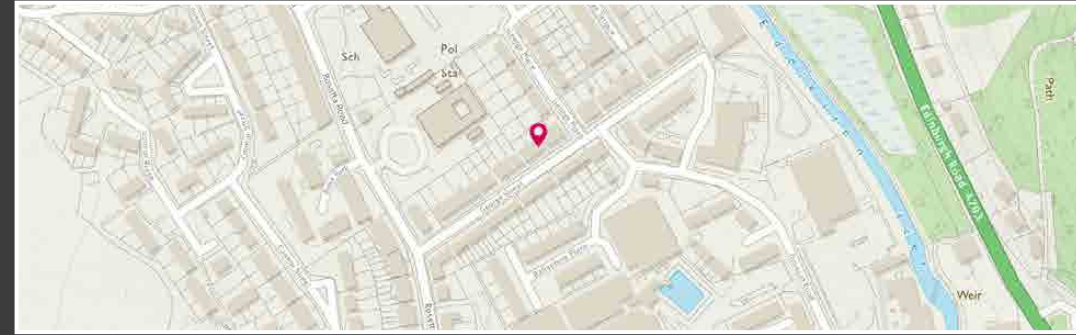
The property is a very comfortable, flexible and desirable home and early viewing is highly recommended.



*"...this room has lots of natural daylight thanks to the large windows to the front and rear elevation..."*



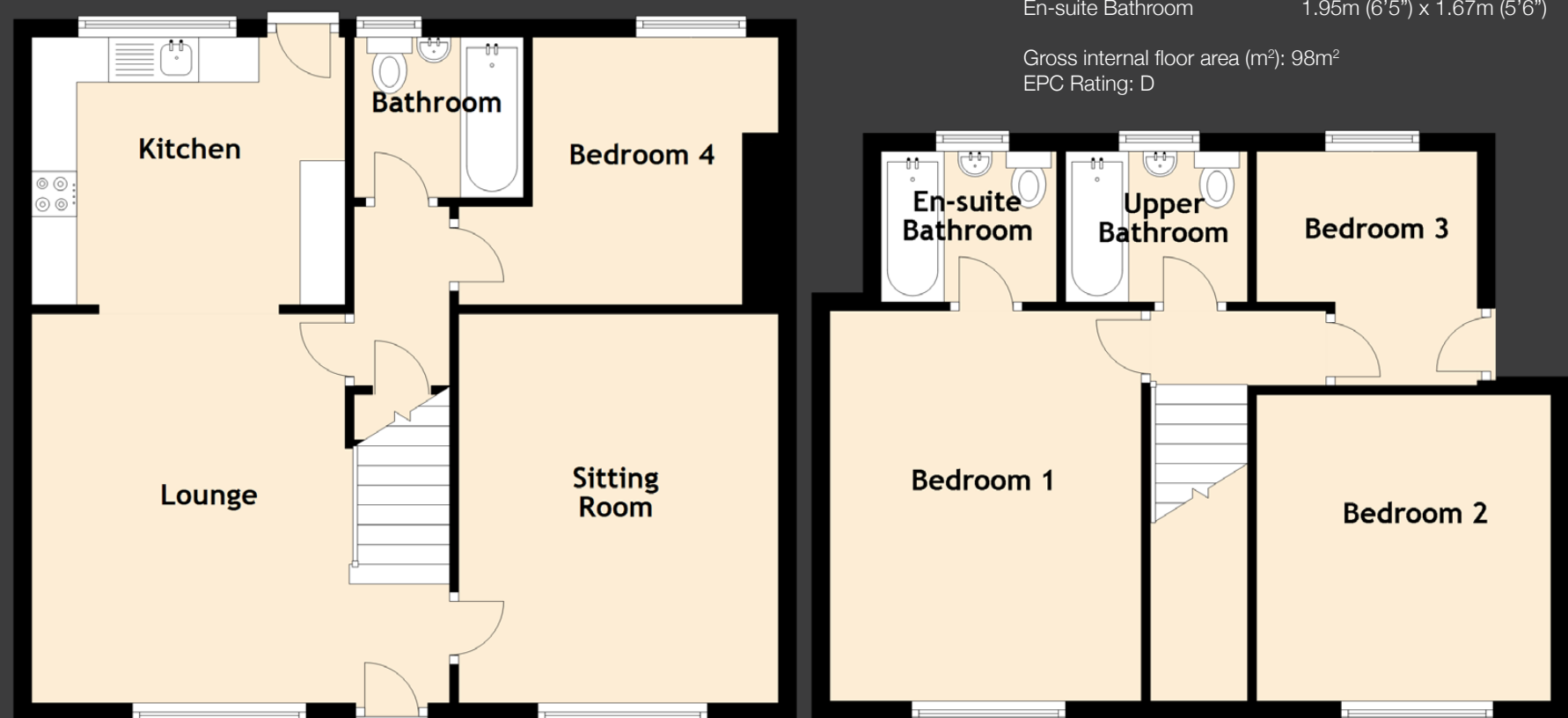




Approximate Dimensions  
(Taken from the widest point)

Lounge	4.64m (15'3") x 4.32m (14'2")
Sitting Room	4.45m (14'7") x 3.55m (11'8")
Kitchen	3.48m (11'5") x 2.97m (9'9")
Bedroom 1	4.33m (14'2") x 3.46m (11'4")
Bedroom 2	3.40m (11'2") x 3.27m (10'9")
Bedroom 3	2.61m (8'7") x 2.22m (7'3")
Bedroom 4	3.55m (11'8") x 2.97m (9'9")
Bathroom	1.88m (6'2") x 1.78m (5'10")
Upper Bathroom	2.02m (6'8") x 1.67m (5'6")
En-suite Bathroom	1.95m (6'5") x 1.67m (5'6")

Gross internal floor area (m<sup>2</sup>): 98m<sup>2</sup>  
EPC Rating: D





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