

Tantah House Top

EDDERSTON ROAD, PEEBLES, BORDERS, EH45 9JD



*6/7 BEDROOM DOUBLE UPPER VILLA WELL-POSITIONED
IN A RURAL SETTING ON THE EDGE OF PEEBLES*



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McEwan Fraser is delighted to bring this 6/7 bedroom double upper villa to the market. Tintah House Top offers nearly 300m² of flexible living accommodation over two floors and further benefits from a large private garden and a garage. The property is well-positioned in a rural setting on the edge of Peebles. Tintah House stands at the end of a private drive at the top of Edderston Road and the house and grounds have outlooks over the hills and forests surrounding Peebles from all aspects.

Tintah House is Grade B listed and was built in 1884 by James Inglis of Peebles. It is an imposing 3 story Victorian villa & was originally a small self-contained estate with staff accommodation, a lodge house, a walled garden, paddocks & an imposing driveway. The estate has long since been broken up and Tintah House itself was split into two dwellings in 1949. Despite this, the house & neighbourhood remain unspoiled and Tintah retains much of it's original character, having been listed as being of Regional Importance by Historic Scotland.

Tintah House Top



The Top House is accessed via a staircase to one side of the building. An external door opens into a handy vestibule which is perfect for taking off coats and muddy boots. The main door then opens into the central hallway which gives access to all apartments on the entry-level. The high ceilings, exposed flooring and ornate coving are quite striking and give the first proper clue to the scale and grandeur of the property.

The accommodation on this level is focused on a magnificent living room which would have been the main drawing room of the original house. As such, it enjoys magnificent proportions and has retained many original features including working shutters, ornate coving, wood flooring and a ceiling rose. The original marble fireplace contains a modern stove and while this creates a natural focal point, the proportions on offer give plenty of flexibility over furniture position. This will give the new owner the scope to create their ideal entertaining space.





The dining kitchen is positioned across the hall from the living room and enjoys open views over the hills to the rear of the property. The kitchen offers a full range of base and wall-mounted units arranged around a flueless Esse cooker.

There is space provided for further free-standing appliances and a central island ensures there is plenty of prep and storage space for the aspiring chef. The kitchen offers ample additional space for a dining table beside the fireplace which also includes a multi-fuel stove.



Accommodation on the entry-level is completed by two generous double bedrooms, one of which is currently used as a home cinema/music room, a bathroom and a room in the lower level of the turret which is currently used for gym equipment.

The bathroom boasts an immaculate contemporary finish with partial tiling and a white suite with shower over bath.



The majority of the bedrooms are found on the upper level. Alongside the master suite, there are two magnificent dual aspect doubles, a good-sized single bedroom, a further single bedroom positioned in the turret, and a bathroom.

The room in the turret is a wonderful quirk of design and would make for a superb study if one was needed. The master suite is a real delight with enormous floor space for a full range of bedroom furniture. There are double doors opening onto a balcony which is perfect for a morning coffee, a large walk-in wardrobe and a large en-suite shower room with a sauna.

The jewel in the crown of the master suite is the cupola which is a very unusual feature in a bedroom. This provides immense natural light during the day and at night you can actually lie in bed and look at the stars at night.

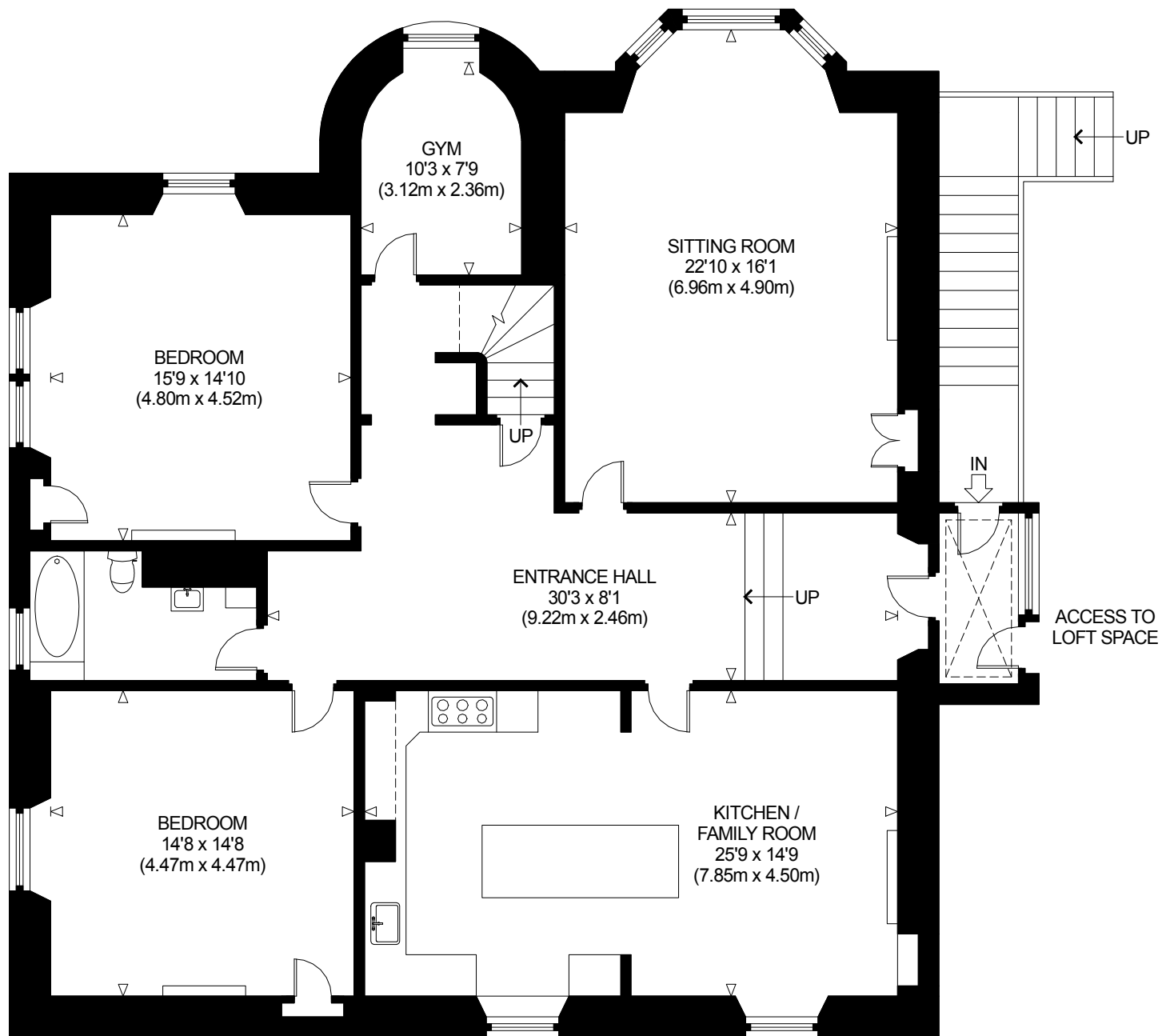






Gross internal floor area (m²): 262m²

EPC Rating: D

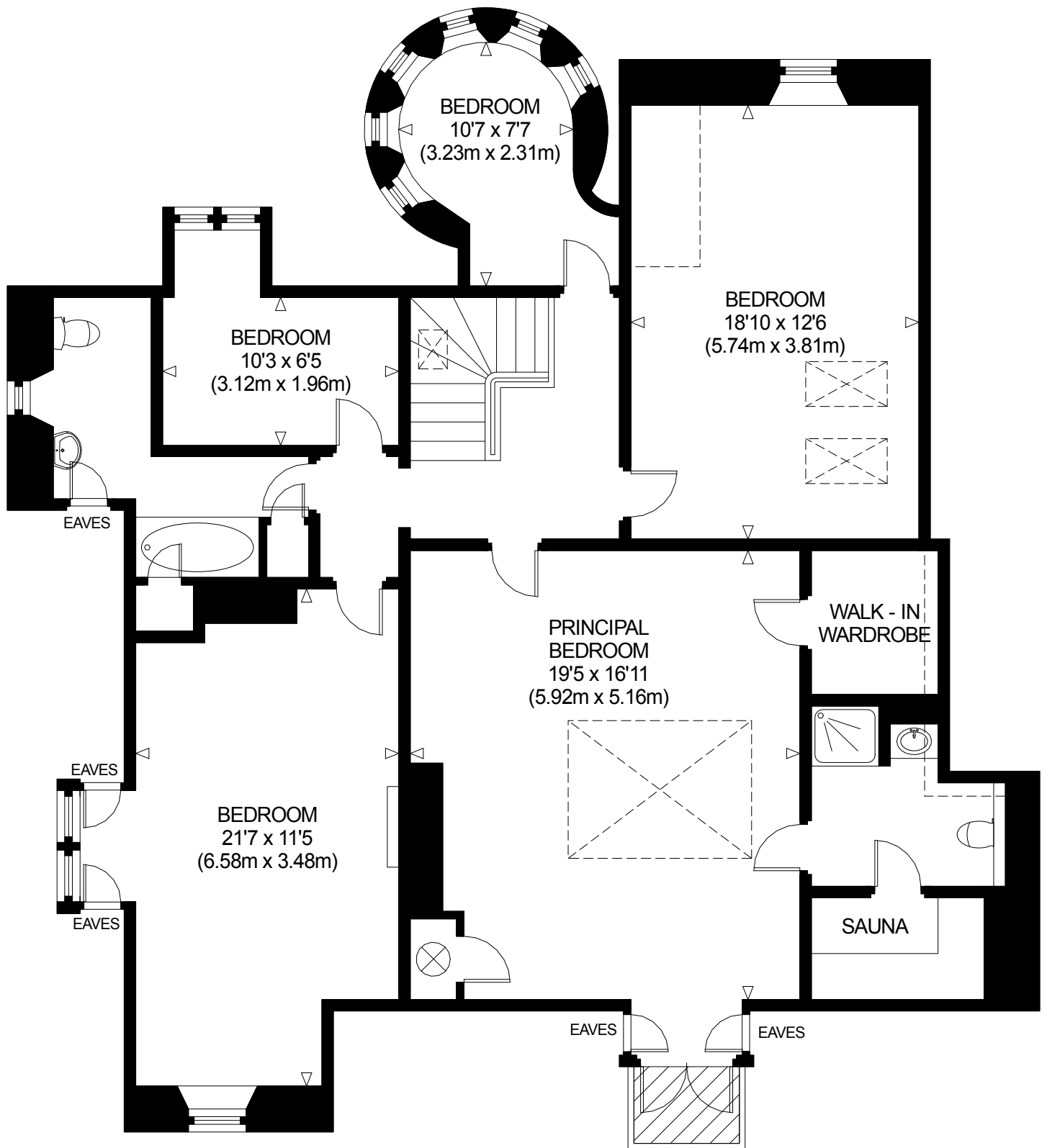


FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1804 SQ FT / 167.6 SQ M

TANTAH HOUSE TOP
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3156 SQ FT / 293.2 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 1352 SQ FT / 125.6 SQ M



Externally, Tantah House sits at the end of a 200m long drive, shared with neighbouring properties, and there is ample parking available.

The property also enjoys one of two garages located in a separate detached building and further benefits from a substantial rear garden with an open aspect over hills and rolling countryside.

Tantah House Top











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The Royal Burgh of Peebles, nestled in the Tweed Valley, is a thriving market town and the third largest town in the Borders with a population of around 9,000.

A historic and picturesque town, Peebles has been recognised as the 'Top Independent Retailing Town in Scotland' with a wealth of independent shops and regular farmer's markets. It also benefits from a handful of high-street supermarkets, including a Sainsbury's, a Tesco, banks and a post office.

The town features numerous top-quality restaurants, bars and cafés and is considered a cultural hub, with the distinguished Eastgate Theatre & Arts Centre hosting a wide range of arts events throughout the year. There are also a number of annual festivals held in the town, including the Beltane Festival, the Peebles Jazz Festival and the renowned Arts Festival.

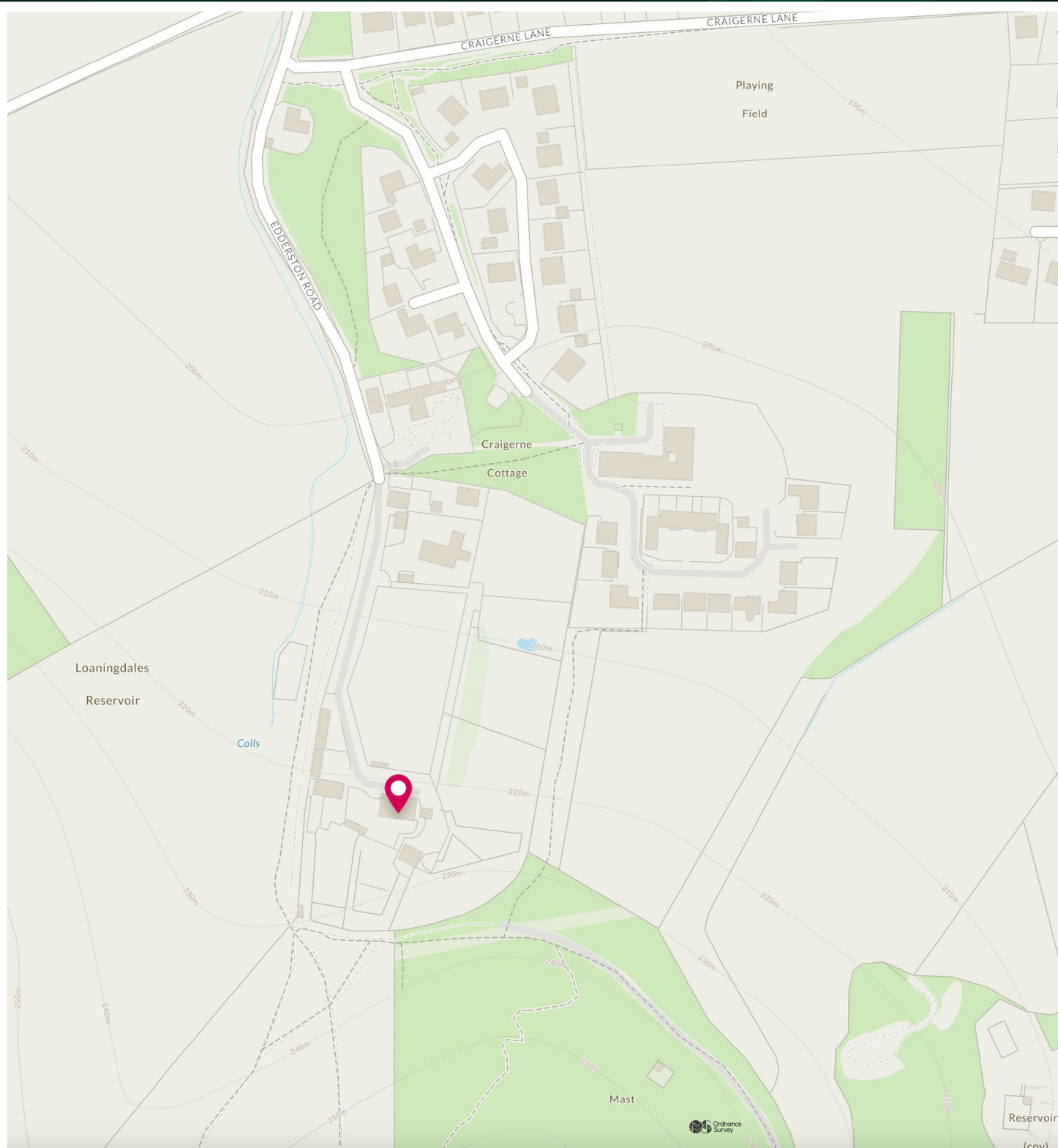


Situated on the banks of the River Tweed, famous for salmon fishing, and set within an area of outstanding beauty.

Peebles provides a perfect base from which to enjoy all the countryside has to offer, from scenic riverside and parkland walks to horse riding and cycling, particularly at Glentress Forest which is renowned for its mountain bike trails. There is also an 18-hole golf course within the town, as well as a leisure centre and a swimming pool.

For those with children, Peebles' catchment area encompasses some highly regarded schooling, from nursery to secondary level. Peebles is also a popular Scottish Borders retreat for commuters, located just over 20 miles from Edinburgh city centre and within a commutable distance from the city bypass, airport and motorway network.

The Location



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Part
Exchange
Available



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MICHAEL MCMULLAN
Area Sales Manager



Text and description
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Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

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