



**Lower Kingsmuir Hall, Bonnington Road, Peebles, EH45 9HE**



welcome to

## Lower Kingsmuir Hall, Bonnington Road, Peebles

Introducing this impressive 4-bedroom lower conversion, nestled in substantial grounds of mature, private garden space & offering a wonderful subtle blend of fine traditional features, with modern sophisticated living. The property also allows for an expansive & comfortable living space for families seeking a high-quality home & viewing is certainly recommended to fully appreciate all that this delightful property has to offer.



Cellar

Ground Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.fociaagent.com](http://www.fociaagent.com)



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This beautiful home dates back circa 1863 & forms part of Kingsmuir Hall, a traditional stone C listed dwelling. The property is nestled within a notably envious position with breath-taking vistas, in the ever-popular town of Peebles and the highly desirable Bonnington Road. The property tastefully combines a wealth of original character features with modern touches, to create an exquisite family home which offers flexible accommodation & is certainly more in keeping with today's lifestyle requirements.

Not only would the next prospective owner be purchasing a home of noteworthy distinction, but they would also be acquiring a significant & charming property set within the town. Internally the property initially consists of an Entrance Vestibule, leading into an impressive Reception Hallway which currently is being used as a Dining Area - this makes the ideally space for entertaining & family dining. Next, we gravitate to the notable Sitting room, which is a true highlight of this stunning home, creating a central hub around an impressive working marble fireplace, ideal for socialising & retreating, where friends & family will naturally gather at the start & end of the day. The dual aspect windows not only allow a wealth of light to flourish into the room, but also provide attractive views of the surrounding countryside and gardens. Retracing our steps back to the Reception Hallway, we move on to the recently refurbished Kitchen; the contemporary design certainly makes this Kitchen one to enjoy; tastefully tailored with an array of wall & base units, fitted worktops & provides space, convenience plus ample storage, including a pantry. To keep your Kitchen chore & clutter free, there is a separate Utility Room off the Kitchen, at the rear of the property, with a door leading to the back garden. There are 4 well-proportioned Bedrooms; however, the flexibility of the home allows for these rooms to be adapted to alternative usage depending on your lifestyle needs & due to the substantial additional living accommodation on offer throughout the home. Concluding the accommodation is a stylish 4-piece Family bathroom which comprises of a roll top bath, shower cubicle, WC, wash hand basin, plus a separate WC at the rear of the home. There is also a wine cellar, a larger cellar, a small, enclosed courtyard space & a garage.

The home is presented to a truly excellent standard throughout, with bright fresh décor & it is a credit to the current owners that the property skilfully encapsulates the charm of a traditional property, with a modern twist & versatility which current lifestyles desire, all whilst retaining a wealth of beautiful original features. There is a good range of in-built storage space (including the cellars & garage) to be found throughout the home.

Externally, the substantial grounds of mature, private garden grounds are a further stand-out feature of this delightful home, which includes a sweeping driveway leading to the garage plus providing ample off road parking convenience. The breathtaking vistas/views & outside space on offer provides a multitude of areas to enjoy; the design of the garden has been fashioned to introduce various areas in which to relax & unwind, whilst also ensuring that throughout the course of the day there is always a beautiful space in which to appreciate the delightful surroundings. The property comes with a large polytunnel, with raised beds & outside planting areas. Any prospective buyer with a passion for gardening or who simply desires a wonderful outside space to enjoy, will be wholly impressed & suitably indulged, with what is on offer.

The Royal Burgh of Peebles is a historic & picturesque town, with a wealth of independent shops & local amenities to include numerous top-quality restaurants, bars & cafes. Situated on the banks of the River Tweed & set within an area of outstanding beauty, Peebles is an ideal location from which to enjoy all the local, picturesque countryside has to offer. Peebles' catchment area encompasses some well-regarded schooling, from nursery to secondary level. Peebles is also a popular Scottish Borders retreat for commuters, with good accessibility to the city bypass, airport & motorway network.



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## Entrance Vestibule

## Reception Hallway

## Sitting Room

21' 3" max x 17' 4" max ( 6.48m max x 5.28m max )

## Kitchen

12' 4" max x 12' 2" ( 3.76m max x 3.71m )

## Utility Room / Rear Lobby

## Bedroom

17' 3" max x 13' 10" max ( 5.26m max x 4.22m max )

## Bedroom

15' 8" max x 10' 9" max ( 4.78m max x 3.28m max )

## Bedroom

15' 5" max x 6' 9" max ( 4.70m max x 2.06m max )

## Bedroom

15' 5" max x 11' 5" max ( 4.70m max x 3.48m max )

## WC



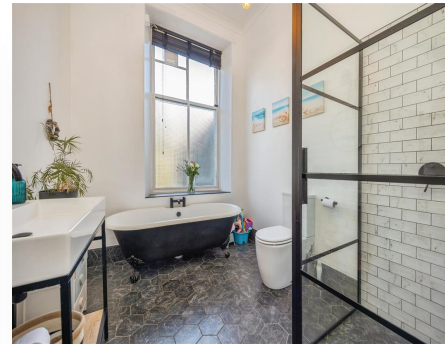
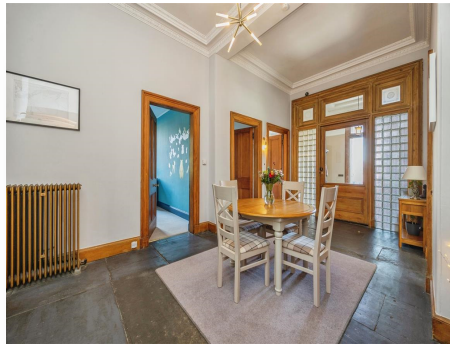
welcome to

## Lower Kingsmuir Hall, Bonnington Road, Peebles

- Impressive, traditional stone lower conversion with a wealth of original features
- Reception Hallway & Spacious Sitting Room
- Stylish refitted Kitchen
- 4 Bedrooms
- Offering flexible & versatile accommodation

Tenure: Freehold EPC Rating: D

offers over  
**£535,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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