



AIRD LODGE

Peebles, Scottish Borders



A BEAUTIFULLY PRESENTED FAMILY HOME IN A PEACEFUL SETTING ON THE EDGE OF PEEBLES

Summary of accommodation

Peaceful and private setting in an exclusive part of Peebles

Spacious and light family accommodation in excellent order throughout

Generous open-plan kitchen and dining space with doors to the garden

Versatile layout with up to five bedrooms

Mature garden of about one acre with lawns, woodland and a decked terrace

Walking distance to central Peebles and local amenities

Regular bus service to Edinburgh from the top of the drive



DESCRIPTION

Aird Lodge is a superb modern family home quietly situated in a sought-after enclave on the edge of Peebles. The house sits beautifully within its own mature garden of around one acre, with open outlooks and a wonderful sense of privacy, while remaining within walking distance of the town centre.

The property has been maintained to a high standard and offers bright, well-balanced accommodation extending to around 2,742 square feet, including the integral garage. The interiors are light and airy, with natural finishes, wood flooring, and large windows that frame views of the surrounding garden and woodland.

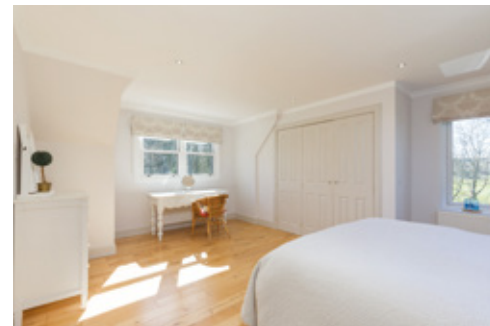




The heart of the house is the open plan kitchen and dining room, a welcoming space ideal for family life and entertaining. French doors open directly onto the decked terrace and garden beyond. Adjoining this is a comfortable family room, while the larger sitting room, with its wood burning stove and dual aspect windows, provides a superb setting for entertaining or relaxing with family.

The ground floor also includes a generous utility room, a cloakroom, and internal access to the garage.

Upstairs, the principal bedroom benefits from an en suite shower room and lovely views across the garden. There are four further bedrooms, one of which also has an en suite, together with a well appointed family bathroom. The layout offers excellent versatility for those seeking space for family, guests or home working.



GARDENS AND GROUNDS

Aird Lodge is approached by a sweeping drive which opens to a gravelled area providing ample parking and turning space in front of the house. The garden is a particular feature, extending to about an acre and thoughtfully designed to make the most of its peaceful setting.

To the rear, a broad decked terrace provides an ideal spot for outdoor dining and relaxation. Beyond lies a large, gently sloping lawn bounded by mature trees and shrub borders, leading to a small wooded area at the edge of the garden. There is also a useful garden shed or workshop. A separate, neatly hedged section contains a polytunnel for vegetables and space for log storage. The combination of formal lawn, productive garden and light woodland creates a wonderful sense of space, privacy and variety. A gate from the garden leads directly to open countryside and scenic walks along the River Tweed.



LOCATION

Aird Lodge is located in a desirable area on the edge of Peebles, one of the most popular towns in the Scottish Borders. The house enjoys a peaceful setting surrounded by mature trees, yet is only a short walk from Peebles High Street.

The town offers an excellent range of independent shops, cafés and restaurants, as well as two supermarkets (Tesco and Sainsbury’s). There are also a number of primary schools and the highly regarded Peebles High School.

Peebles provides a wide choice of outdoor pursuits, including fishing on the River Tweed, golf, mountain biking at Glentress, and scenic walks in the surrounding hills and forests.

Transport connections are excellent, with regular bus services to Edinburgh from the top of the shared drive, and easy access by car to the city centre (approximately 23 miles) and to Edinburgh Airport (about 27 miles).

PROPERTY INFORMATION

Services: Mains gas, electricity, water and drainage.

Directions

What3Words: [///yachting.kite.shapeless](#)

Postcode: EH45 8LY

Local Authority: Scottish Borders Council

Council Tax: Band G

EPC Rating: C



Approximate Gross Internal Area
2742 Sq Ft - 254.73 Sq M (Including Garage)
Stores: 247 Sq Ft - 22.95 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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