

Peebles

Call 01721 723999

Offers over £299,999

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**WANDA COTTAGE, Station Road, Eddleston,
Peeblesshire, EH45 8QN**



WOW factor country cottage enjoying an idyllic setting, situated on a quaint street within the conservation village of Eddleston. B Listed, end-terraced, stone-built cottage constructed circa 1824 and subsequently extended, retaining period features aplenty and enjoying a beautifully landscaped generous garden positioned to the rear. The interior offers light-filled accommodation extending to 107m², fitted out with modern day luxuries and finished to a high specification

Accommodation

GROUND FLOOR

- * Entrance hallway
- * Large open-plan kitchen / dining / living room with solid fuel stove, cupolas overhead and picture windows. Patio doors from the kitchen give direct access to the rear garden
- * Utility room
- * Two spacious double bedrooms
- * Contemporary shower room

ADDITIONAL INFORMATION

- * LPG heating
- * Combination of double glazed and secondary glazed windows
- * Generous, well-stocked, landscaped garden grounds predominantly laid to lawn incorporating two patio seating areas and a gate to the adjoining stream.
- * Timber workshop

Wanda Cottage, Station Road, Eddleston, EH45 8QN

Approximate Gross Internal Area = 107sq m / 1073 sq ft

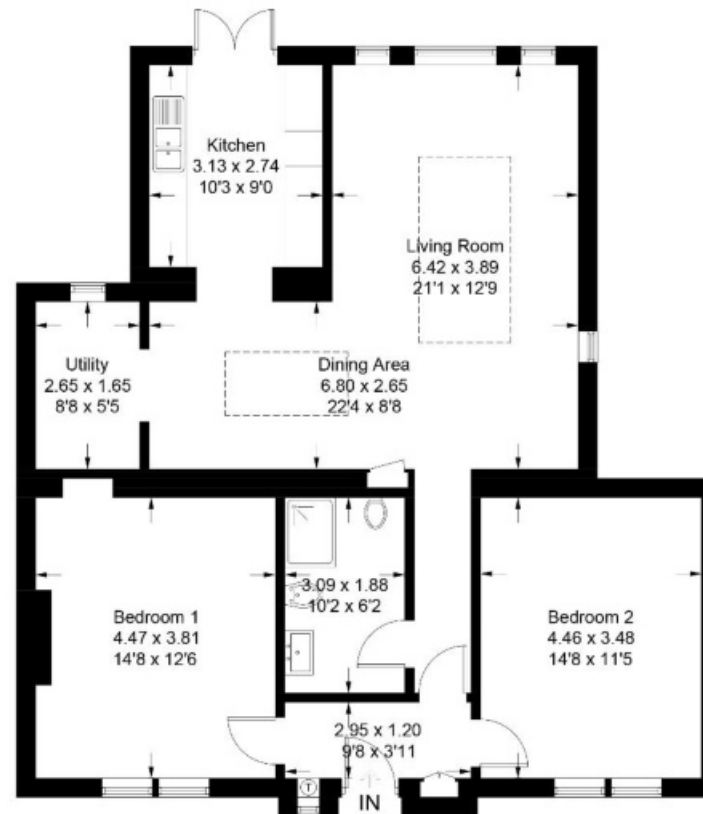


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1052564)

Situation

Eddleston is a semi-rural village which enjoys a range of local facilities including a village hall, hotel, pub/restaurant and a café. Ideally placed for enjoying the benefits of the countryside whilst being within easy commutable distance of Edinburgh, (just 15 miles from Edinburgh City Bypass) and surrounding Border towns. Local attractions include The Great Polish Map of Scotland located within the grounds of Barony Castle Hotel and Spa, and the Meldon hills; Black Meldon, White Meldon and Dundriech for those who are keen walkers, nature enthusiasts and cyclists. A new path/ cycle route has just been completed linking Eddleston with Peebles. The popular town of Peebles (5 miles away) offers a full range of facilities. The area is also well-renowned for world-class outdoor pursuits, including salmon fishing, mountain biking, hiking, golf and horse riding. Highly ranking secondary schooling is available in Peebles for which there is a school bus.

Fixtures and Fittings

All fixtures and fitting are included. No warranty will be provided in respect of the white goods.

Services

Mains electricity, water and drainage

EPC

E

Council Tax

Scottish Borders Council: Tax Band E

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Peebles

Call 01721 723999

5 Northgate,
Peebles, EH45 8RX
Phone: 01721 723999
Fax: 01721 723888
Email: peebles@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



Full members of:

