

Peebles

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Offers Over £349,950

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The Old Joinery, 1 Tweed Green, Peebles, EH45 8AP



* HOME REPORT VALUE £400,000*

Detached, four bedroom house "Old Joinery" is situated steps away from the vibrant and bustling High Street, riverside walks and parkland in the heart of the popular Royal Burgh of Peebles. This unique family home retains many period features and offers versatile accommodation extending to 159m² or thereby. The light and airy open plan living space enjoys picturesque views across the River Tweed and surrounding countryside. Situated to the rear of the property is a fully enclosed well-stocked walled garden including a secure brick outbuilding.

Accommodation

GROUND FLOOR

- * Entrance vestibule
- * Hallway
- * Principle double bedroom with adjoining dressing room/study/nursery.
- * Two further double bedrooms
- * Two shower rooms

FIRST FLOOR

- * Large open plan kitchen / living room / dining room.
- * Further living room or Master Suite with fitted wardrobes and en – suite.

ADDITIONAL INFORMATION

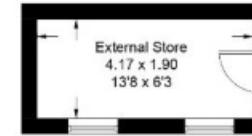
- * Double glazing
- * Gas central heating
- * Within a conservation area
- * Fully enclosed private garden grounds to the rear
- * Out-building with electricity, ideal for secure bike storage or workshop
- * Please note that a selection of photographs have been staged*

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Approximate Gross Internal Area = 158.9 sq m / 1710 sq ft

External Store = 8.0 sq m / 86 sq ft

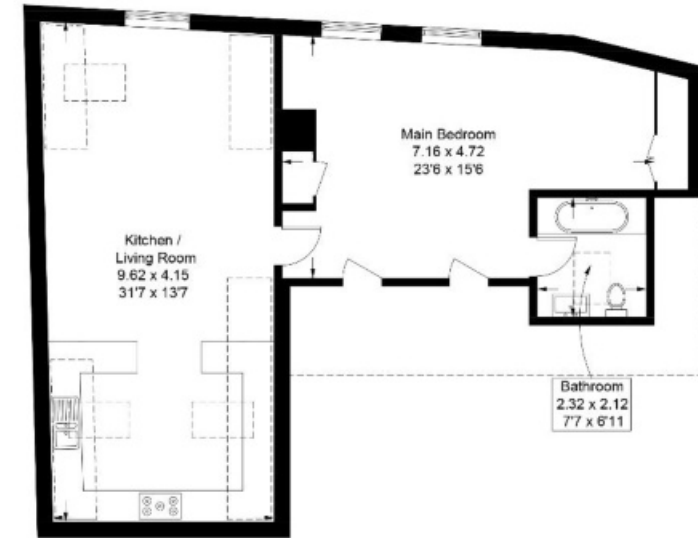
Total = 166.9 sq m / 1796 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID993502)

Situation

The market town of Peebles sits amidst beautiful scenery in the heart of the Borders countryside. It is an idyllic and highly accessible location within easy commuting distance of Edinburgh and the other Border towns. Peebles offers an excellent choice of shops, supermarkets, restaurants and bars together with highly regarded schooling from nursery through to secondary years. There are a wide range of recreational facilities including the Gytes Leisure Centre, public swimming pool and Eastgate Theatre. Outdoor pursuits are on offer in abundance such as hill and riverside walks, fishing in the River Tweed, golf and mountain biking at the world renowned Glentress Forest.

Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

Services

Mains gas, electricity, water and drainage.

EPC

Band D

Council Tax

Band D

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

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Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.