

Peebles

Call 01721 723999

Offers Over £500,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



Hawthornbank, Temple Bar, Peebles, EH45 8PH



Detached bungalow constructed in 2007 occupying a prime elevated plot with outstanding far reaching views of the surrounding countryside and benefiting from a large, well-stocked, wraparound garden extending to circa 0.3 of an acre. The property enjoys a peaceful, rural setting whilst being only approximately two miles north of the town of Peebles and just half an hour drive from Edinburgh City Bypass. Internally the rooms are generously proportioned and of particular note is the superb open plan living / dining / kitchen with sunroom off. A garage and driveway provide ample parking for multiple vehicles.

Accommodation

GROUND FLOOR

- * Hallway
- * Living room with feature fire place
- * Kitchen / dining room with integrated appliances and sun room off
- * Utility room
- * Cloakroom
- * Master bedroom with fitted wardrobes and en-suite shower room
- * Two further double bedrooms
- * Bathroom with separate shower compartment and bidet

ADDITIONAL INFORMATION

- * Oil fired central heating
- * Double glazing
- * Integral single garage with electric doors, power and light
- * Wraparound garden grounds benefiting from a southerly aspect to the rear
- * Timber garden shed
- * Greenhouse
- * Large graveled driveway

Hawthornbank, Temple Bar, Peebles, EH45 8PH

Approximate Gross Internal Area = 190.8 sq m / 2054 sq ft
(Including Garage)



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1084469)

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 electricity, water and private drainage.

EPC

Band D

Council Tax

Band G

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:



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.