

**Peebles**

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**Offers Over £515,000**

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**Middle House,  
Kingsmuir Hall, Bonnington Road, Peebles, EH45 9HE**







A charming two-storey mid-terraced property in a quiet residential neighbourhood within a highly desirable location. This whinstone cottage features a traditional Scottish design, a hallmark of the region's architectural heritage, boasting many period features, a flexible layout and benefiting from recent upgrades, including re-decoration, newly fitted kitchen and installation of full-fibre broadband. To the front is a well-stocked cottage garden, to the rear is a summer house / home office, ample off-street parking, a garage and a generous walled garden offering an excellent degree of privacy.

## Accommodation

### GROUND FLOOR

- Entrance vestibule
- Hallway with ample large storage cupboards off
- Living room with twin windows and wood burning stove
- Laundry room
- Inner hallway and study area with under stairs storage
- Family / dining room
- Newly fitted kitchen with integrated oven, hob and extractor, leading to rear porch
- Modern fitted bathroom, free standing bath, separate shower compartment

### FIRST FLOOR

- Upper landing
- Double bedroom with feature fireplace
- Dual aspect double bedroom with feature fireplace and separate walk-in wardrobe
- Dual aspect single bedroom
- Further bedroom
- Modern fitted shower room

### ADDITIONAL INFORMATION

- Gas central heating
- Garage and private off-street parking
- Double and secondary glazed windows throughout
- Private garden grounds to the front and rear
- Summer house / home office with power, light, broadband and underfloor heating
- Three timber sheds (with power) in rear garden

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Approximate Gross Internal Area = 167.4 sq m / 1802 sq ft

Outbuilding = 26.3 sq m / 283 sq ft

Area = 193.7 sq m / 2085 sq ft

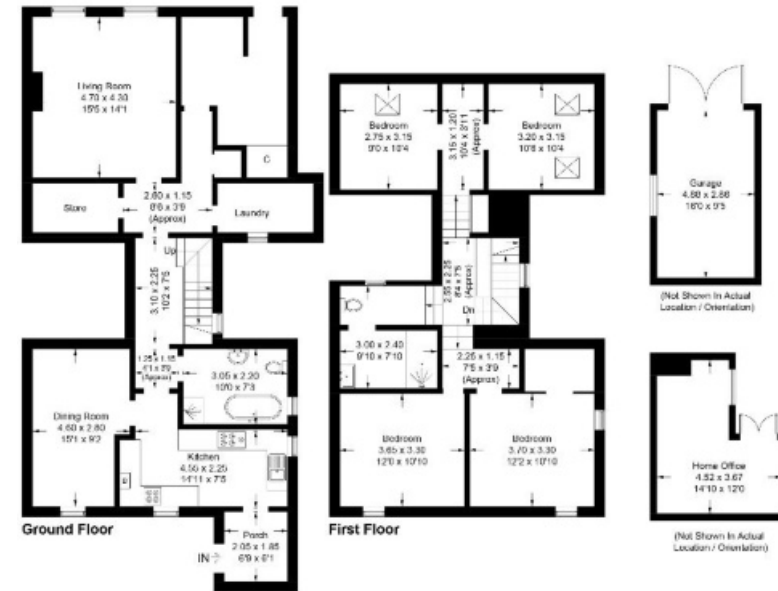


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uk/sketch.com © (ID1100639)

### 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 fixtures and fittings are included, including integrated appliances, fitted floor and blinds, where applicable. The condition of the white goods will not be warranted.

### Services

Mains gas, electricity, water and drainage

### EPC

D

### Council Tax

Scottish Border Council. Band F.

### 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  
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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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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.