

Peebles

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Offers Over £475,000



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22 Bellfield Crescent, Eddleston, Peebles, EH45 8RQ



Nestled in the picturesque conservation village of Eddleston, just a short drive from the heart of Peebles, and 15 miles from the Edinburgh City Bypass, this delightful detached house, built in 1984, offers the perfect blend of rural tranquility and modern convenience. Set within a spacious plot, the property boasts generous accommodation with an internal footprint extending to 158m2, large wraparound garden, providing a peaceful retreat with mature trees, well-maintained lawns, and a patio area for outdoor dining and relaxation, private driveway with ample parking and an attached double garage.

Accommodation

GROUND FLOOR

- * Spacious hallway
- * Dual aspect, bay windowed, sitting room
- * Family room
- * Dining room
- * Study
- * Kitchen
- * Utility room
- * Cloakroom
- * Conservatory

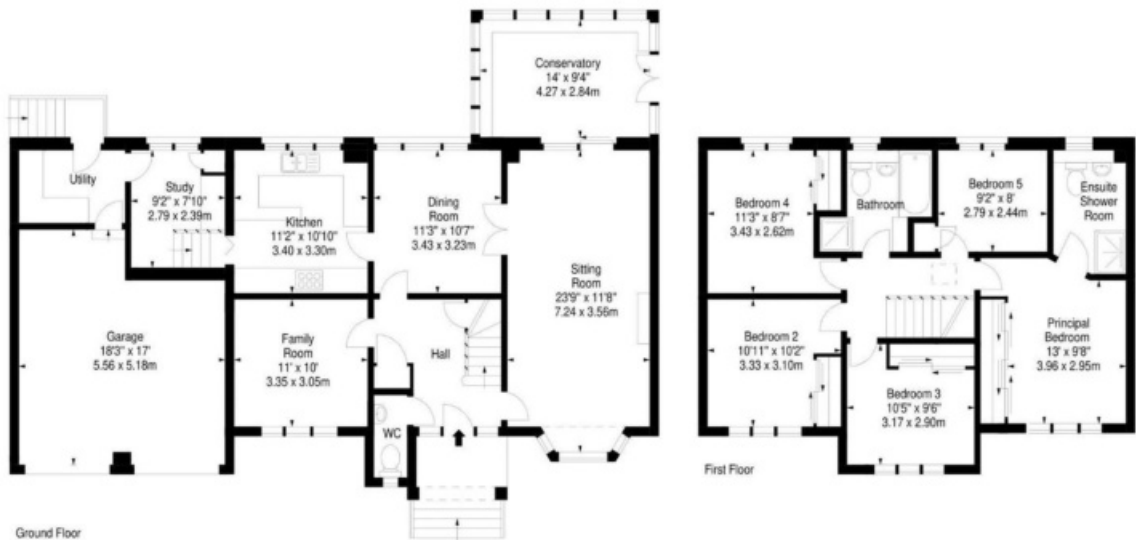
FIRST FLOOR

- * Principal bedroom with en-suite shower room
- * 4 further bedrooms
- * Family bathroom with separate shower compartment

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Double garage with twin up-and-over doors
- * Mono-block driveway providing ample parking
- * Landscaped garden grounds offering exceptional views of the surrounding hills in every direction

22 BELLFIELD CRESCENT, EDDLESTON, PEEBLES, EH45 8RQ
157.60 SQM (INCLUDING GARAGE)



FOR IDENTIFICATION ONLY, NOT TO SCALE

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. LPG Gas.

EPC

E

Council Tax

Scottish Borders 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:

| | |
|-------------|-----------------------|
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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.