

**Peebles**

Call 01721 723999

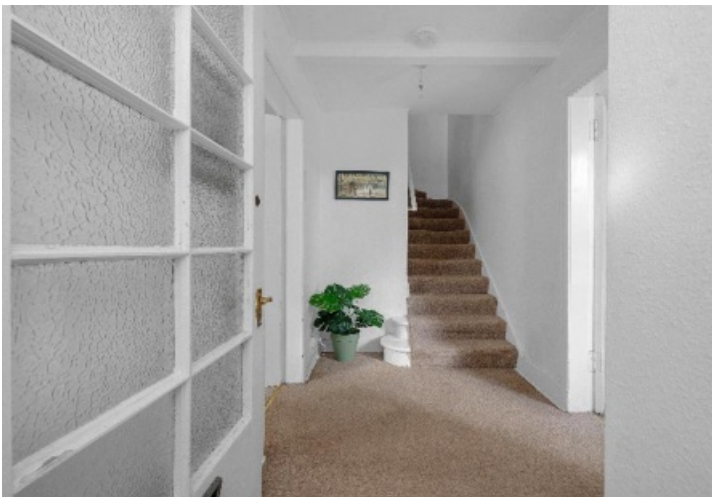
**Offers Over £385,000**

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SOLICITORS & ESTATE AGENTS

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**6 Cross Road, Peebles, EH45 8DH**



This charming detached home, constructed in 1885, offers a wealth of potential for those looking to create their dream home. Spanning approximately 117m<sup>2</sup>, the property features two welcoming public rooms and three comfortable bedrooms, making it suitable for family life or entertaining.

Built with traditional whinstone, the home retains its historical character but requires a degree of modernisation and upgrading to fully unlock its potential. The property also includes a spacious garden and a garage, providing ample outdoor space and storage. Ideal for buyers looking to add their personal touch.

## Accommodation

### GROUND FLOOR

- \* Entrance porch
- \* Hallway
- \* Living room
- \* Dining room / bedroom 4
- \* Inner hall
- \* Kitchen / breakfast room
- \* Rear porch

### FIRST FLOOR

- \* Landing
- \* Three Bedrooms
- \* Bathroom

### ADDITIONAL INFORMATION

- \* Gas central heating
- \* Double glazing
- \* Gardens to the front and rear
- \* Detached garage & driveway
- \* Two brick built stores / workshop
- \* Large timber store / workshop

## 6 Cross Road, Peebles, EH45 8DH

Approximate Gross Internal Area = 116.7 sq m / 1256 sq ft

Outbuildings = 33.5 sq m / 360 sq ft

Total = 150.2 sq m / 1616 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1127240)

### 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

F

### 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  
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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.