

**Peebles**

Call 01721 723999

**Offers Over £670,000**

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**5 Eshiels Holdings, Peebles, EH45 8NA**





Exceptional detached bungalow, situated in the highly desirable area of Eshiels, is filled with natural light and has been meticulously extended and upgraded by the current owners. The bright, spacious accommodation offers a versatile layout, finished to a high standard throughout. A particular highlight is the stunning open-plan living, dining, and kitchen area, featuring high ceilings and a fully fitted, contemporary kitchen. The property also includes a well-equipped utility room. Set within approximately one acre of private garden grounds, the home benefits from a private gated entrance, a driveway providing off-street parking for several vehicles, and a range of outbuildings, including a two-bedroom cabin. Offering an ideal combination of comfort, style, and future potential, this property is situated in a peaceful and sought-after location.

## Accommodation

### GROUND FLOOR

- \* Entrance hallway
- \* Open plan triple aspect living, dining, kitchen with integrated appliances
- \* Utility room
- \* Living room with open fire
- \* Cloakroom
- \* Master bedroom with walk in wardrobe, en-suite shower room and patio doors to the rear
- \* Two double bedrooms with fitted wardrobes
- \* Guest bedroom
- \* Family bathroom with separate shower compartment
- \* Double bedroom with doors to the rear ,offering potential for use as an additional entrance to the property, complete with a ramp providing easy access to the door.
- \* Shower room

### ADDITIONAL INFORMATION

- \* Gas central heating installed 2023
- \* Double glazing
- \* Two bedroom cabin
- \* Driveway providing ample parking for multiple vehicles
- \* Further outbuildings providing ample storage and further potential to convert (STC)

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Approximate Gross Internal Area = 170.6 sq m / 1836 sq ft

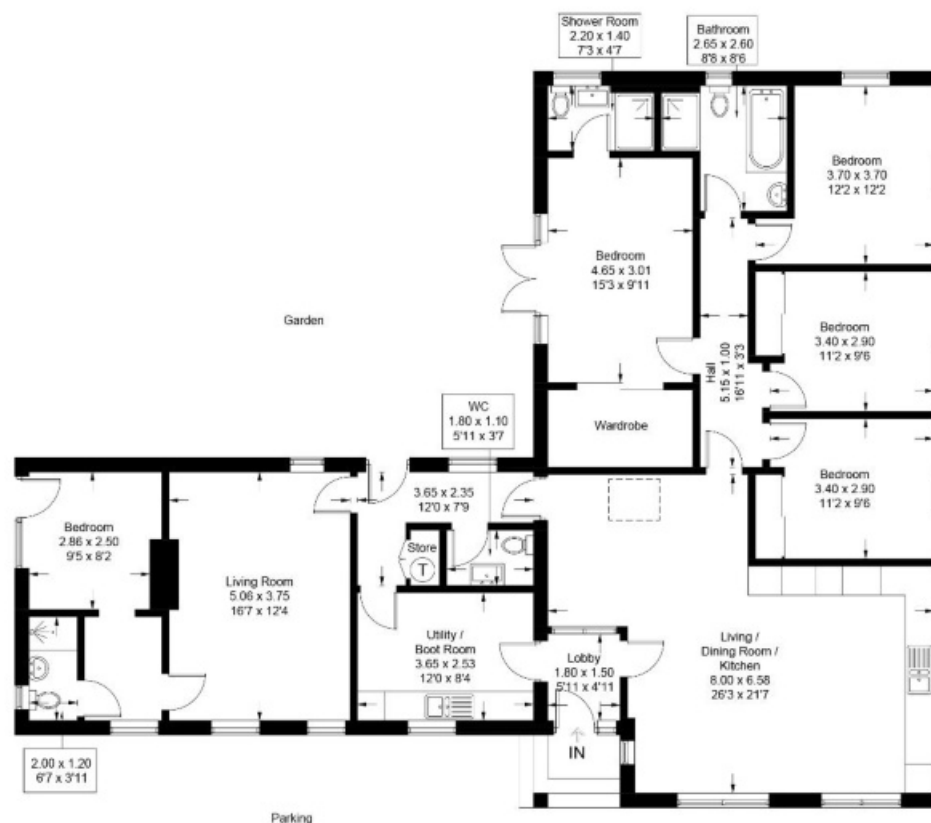


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1155290)

### 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 private drainage.

### EPC

Band D

### 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.



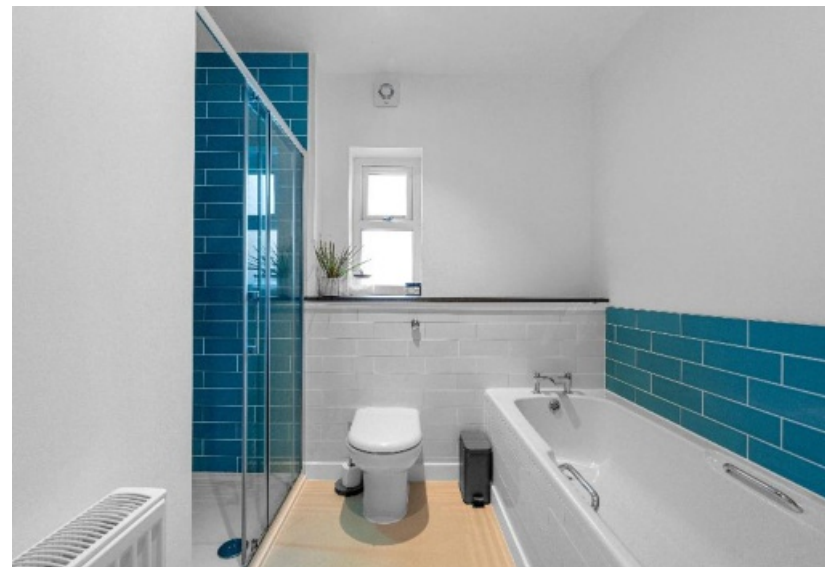
Interested in this property?  
**Peebles**  
**Call 01721 723999**

5 Northgate,  
Peebles, EH45 8RX  
Phone: 01721 723999  
Fax: 01721 723888  
Email: peebles@cullenkilshaw.com

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.