

**Peebles**  
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**Offers over £385,000**

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**10 Cross Road, Peebles, EH45 8JZ**







Detached four-bedroom, whinstone house located in an established residential area of Peebles, directly adjacent to the site of the Cross Kirk. The property was constructed around 1885 and has an approximate internal floor area of 104 square metres.

The Cross Kirk is a scheduled ancient monument and the remains of a 13th-century monastic church associated with the Trinitarian Order. It is now a ruin under the care of Historic Environment Scotland and is publicly accessible as a local heritage site. The property's location beside the Cross Kirk provides a historically significant and open setting.

The surrounding neighbourhood consists mainly of traditional residential properties of a similar age and character. The dwelling is within walking distance of Peebles town centre, with access to a full range of local amenities including shops, schools, cafes, and public transport.

The accommodation includes four bedrooms and associated living and service areas, arranged over a conventional internal layout. The building is of traditional stone construction, consistent with its late 19th-century origins.

## Accommodation

### GROUND FLOOR

- \* Entrance vestibule
- \* Hallway
- \* Dual aspect living room
- \* Kitchen
- \* Double bedroom
- \* Study / further bedroom

### FIRST FLOOR

- \* Upper landing
- \* Two bay windowed double bedrooms

### ADDITIONAL INFORMATION

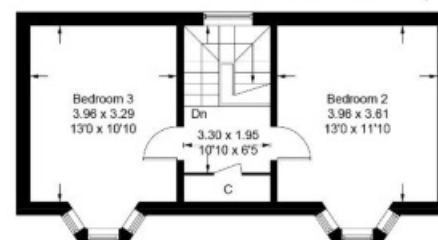
- \* Double glazing
- \* Partial gas fired central heating
- \* Private fully enclosed garden grounds
- \* Timber garage
- \* Summerhouse
- \* External store
- \* Driveway

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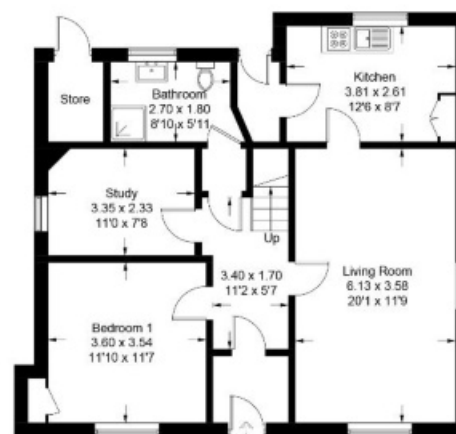
Approximate Gross Internal Area = 112.7 sq m / 1213 sq ft

Outbuildings = 35.1 sq m / 378 sq ft

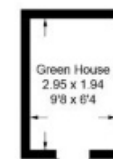
Total = 147.8 sq m / 1591 sq ft



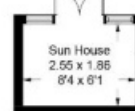
First Floor



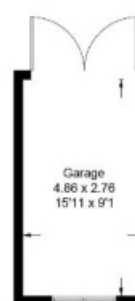
Ground Floor



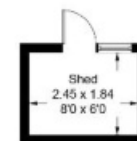
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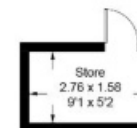
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Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1169108)

## 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

Band E

## 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**

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Peebles, EH45 8RX  
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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.