# Offers Over £499,000



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Tara, Venlaw High Road, Peebles, EH45 8RL













Detached dwelling enjoying an elevated and peaceful setting on Venlaw High Road, overlooking the historic Borders town of Peebles. Positioned in front of Venlaw Hill Wood and accessed in part via a private road shared with a neighbouring property, this spacious home offers both privacy and convenience, with all local amenities located nearby. Extending to approximately 175m<sup>2</sup>, the property is arranged over two levels and features well-proportioned accommodation ideal for modern family living. Externally, the property is enhanced by attractively landscaped garden grounds and a double garage, providing ample storage and parking. Tara presents an excellent opportunity to acquire a generously sized home in a sought-after and tranquil location, with scenic surroundings and easy access to all the amenities of Peebles.

# **Accommodation**

## **GROUND FLOOR**

- \* Hallway
- \* Office / bedroom 5
- \* Cloakroom
- \* Dual aspect living room with Juliet balcony
- \* Dining hall
- \* Kitchen

#### LOWER GROUND FLOOR

- \* Lower landing
- \* Triple aspect master bedroom with an en-suite shower room and dressing room
- \* Three double bedrooms
- \* Open sitting area
- \* Bathroom with over-bath shower

#### ADDITIONAL INFORMATION

- \* Gas central heating
- \* Double glazing
- \* Beautifully landscaped private garden ground extending to 0.3 of an acre or thereby
- \* Attached double garage
- \* Driveway providing ample parking

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Approximate Gross Internal Area = 175.0 sq m / 1884 sq ft Garage = 28.3 sq m / 305 sq ft Total = 203.3 sq m / 2189 sq ft



Lower Ground Floor

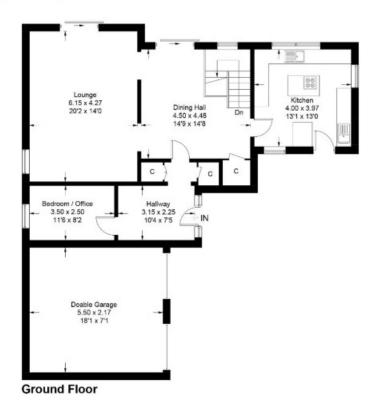


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co @ (ID1205773)

#### 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 C

#### **Council Tax**

Band H

#### 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.



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

Peebles, EH45 8RX

Phone: 01721 723999 Fax: 01721 723888

Opening Hours:

Monday to Friday: 9.00am to 5.00pm



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