

Peebles

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Offers Over £450,000

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Tweedscape, Tweedsmuir, Biggar, ML12 6QP



Tweedscape is a beautifully upgraded detached cottage located in the tranquil rural hamlet of Tweedsmuir, offering flexible and spacious accommodation extending to approximately 175m². Built around 30 years ago, this thoughtfully modernised home combines contemporary living with a peaceful countryside setting. One of the standout features of the property is the impressive open-plan kitchen, dining, and living area – a bright and welcoming space with patio doors that open directly onto the rear garden, perfect for indoor-outdoor living and entertaining. Set within a generous wraparound landscaped garden, the grounds include a well-maintained patio area, a productive vegetable patch, and a greenhouse, offering a wonderful outdoor lifestyle. A detached garage and private driveway provide excellent parking and storage.

Accommodation

GROUND FLOOR

- * Hallway
- * Living room with a wood burning stove
- * Sitting room / bedroom three with a wood burning stove and patio doors to the rear
- * Opening plan living / dining / kitchen with patio doors to the rear
- * Utility room
- * Shower room

FIRST FLOOR

- * Upper landing
- * Two spacious double bedrooms with fitted wardrobes
- * Bathroom with separate shower compartment

ADDITIONAL INFORMATION

- * Double glazing
- * Electric storage heaters
- * Underfloor heating system within the lounge, bathroom and shower room
- * Fully enclosed landscaped garden grounds
- * Private drainage (septic tank)
- * Detached garage with power and light
- * Driveway providing ample parking

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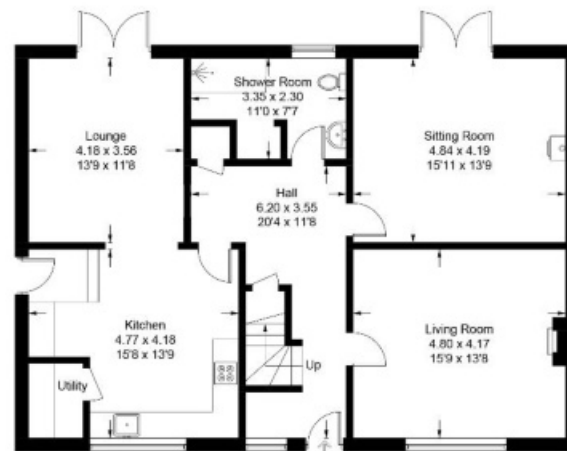
Approximate Gross Internal Area = 172.7 sq m / 1859 sq ft

Garage = 29.4 sq m / 316 sq ft

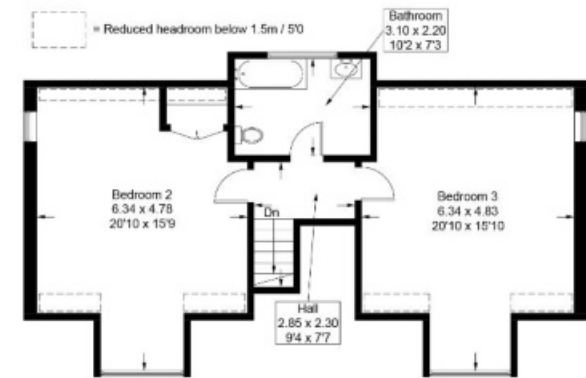
Total = 202.1 sq m / 2175 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1220087)

Situation

The subjects are located in the peaceful rural hamlet of Tweedsmuir, where surrounding properties are of varying age and character. A wider range of shops, services, and leisure facilities can be found in the nearby towns of Biggar, Peebles, and Moffat. The area is well connected by road, with the A701 providing direct access north to Broughton and Biggar, and south toward Moffat and the M74, offering links to Edinburgh, Glasgow, and the south of Scotland. Regular bus services operate between local towns, and train stations can be found in Lockerbie and Carstairs for wider rail travel. Tweedsmuir lies within the catchment area for Broughton Primary School and Peebles High School, both of which are well-regarded in the region.

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 electric and water

EPC

Band E

Council Tax

Band F

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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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.