

**Peebles**

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**Orchard Lea Craigerne Lane, Peebles, EH45 9HQ**





Situated just off Bonnington Road in the picturesque town of Peebles, Orchard Lea is a beautifully renovated and extended detached former coach house, offering 173m<sup>2</sup> of flexible living space in a tranquil yet convenient setting. Originally constructed circa 1890 and converted into residential accommodation in the 1970s, this character-filled home underwent a comprehensive renovation and extension in 2015, blending traditional charm with modern living. At the heart of the home is a stunning open-plan family/kitchen/dining room—a true showstopper—featuring a fully integrated kitchen, wood-burning stove, and patio doors opening directly onto the rear garden. Perfect for entertaining or relaxing with family, this space is flooded with natural light and offers seamless indoor-outdoor living. The property's adaptable layout includes a ground-floor fourth bedroom, offering flexibility to be used as a guest room, home office, or additional living space, making it ideal for evolving lifestyle needs. Set on a generous garden plot, the grounds are predominantly laid to lawn, complemented by a private patio area—perfect for al fresco dining. A standout feature is the in-and-out crescent driveway, providing easy access and ample parking, along with an attached garage complete with power and lighting. This unique home combines heritage, comfort, and space, all within walking distance of the amenities and schools of Peebles.

## Accommodation

### GROUND FLOOR

- \* Hallway
- \* Open plan living / dining / kitchen with integrated appliances, wood burning stove and patio doors to the rear
- \* Sitting room with a wood burning stove
- \* Bedroom 4 / study
- \* Utility room
- \* Shower room

### FIRST FLOOR

- \* Upper landing
- \* Master bedroom with fitted wardrobes and an en-suite shower room
- \* Two further spacious bedrooms
- \* Family bathroom with an over-bath shower

### ADDITIONAL INFORMATION

- \* Double gazing
- \* Gas central heating supplying a mixture of underfloor heating and radiators
- \* Generous wraparound landscaped garden, including a well-maintained patio area
- \* Timber summer house
- \* In and Out crescent driveway providing ample parking
- \* Attached single garage with power and light - the Garage has previously had planning permission approved to convert the Garage in to a one bedroom studio (permission has now lapsed)

## Orchard Lea Craigerne Lane, Peebles, EH45 9HQ

Approximate Gross Internal Area = 190.5 sq m / 2050 sq ft

Garage = 34.4 sq m / 370 sq ft

Total = 224.9 sq m / 2420 sq ft

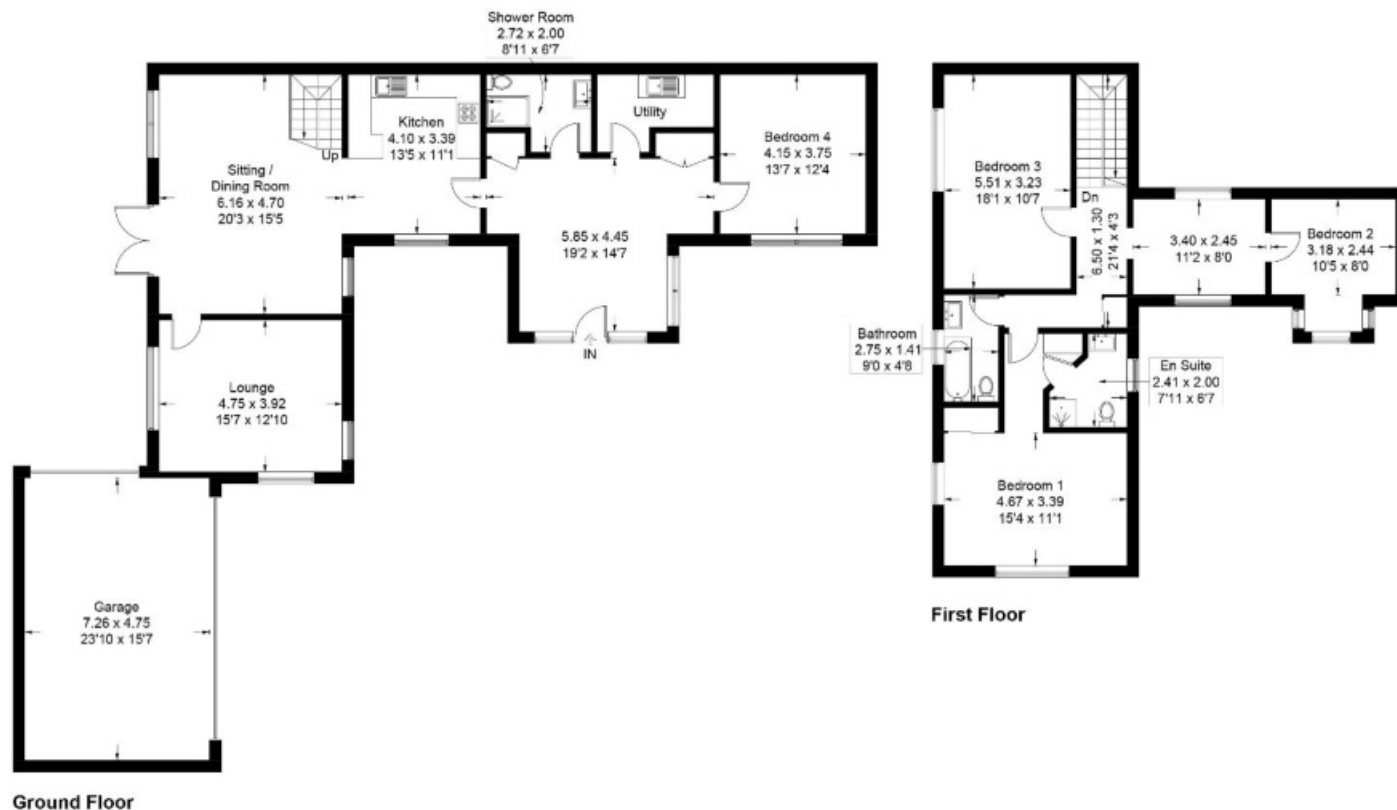


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1216592)

### 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 G

### 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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