

Peebles
Call 01721 723999

Offers over £640,000

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4 Frankscroft, PEEBLES, EH45 9DX



4 Frankscroft occupies a prime corner plot within one of the most desirable locations in the town. Situated in a small cul-de-sac of similar style properties, this home enjoys an excellent degree of privacy while being just a stone's throw from Peebles High School—making it an ideal choice for families.

For those who commute, the location also provides convenient access to the Edinburgh City Bypass, offering an excellent opportunity for buyers seeking the best of both worlds: peaceful Borders living with straightforward links to the capital.

This impressive family home extends to approximately 197m² (excluding garage) and features a flexible layout with generously proportioned rooms. At its heart lies a recently installed, high-specification kitchen, while the thoughtfully designed living accommodation is positioned to the rear of the property, providing direct access to the garden—perfect for family living and entertaining. For those working from home, the property offers a superb advantage: a spacious room over the garage, somewhat separate from the main living areas, creating a quieter environment perfectly suited as a home office or family room / games room.

Externally, the property is enhanced by a double garage and driveway, offering ample parking for multiple vehicles. The combination of its size, layout, and location ensures that 4 Frankscroft represents a rare opportunity to secure a substantial home in one of Peebles' most sought-after addresses.

Accommodation

GROUND FLOOR

- * Entrance vestibule and hallway
- * Dual aspect living room with feature fireplace and patio doors to the rear garden
- * Dining room
- * Kitchen with island and large range style gas cooker, underfloor heating and utility room off
- * Conservatory accessed from kitchen and opening out to the rear garden patio
- * Cloakroom

FIRST FLOOR

- * Family room / home office
- * Upper landing
- * Four double bedrooms, (master with en-suite bathroom and separate shower compartment)
- * Bathroom with over-bath shower

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Wraparound mature garden, fully enclosed to the rear, predominantly laid to lawn and incorporating a paved patio area
- * Double garage with power and light
- * Driveway providing ample parking

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Approximate Gross Internal Area = 229.7 sq m / 2472 sq ft
(Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1232965)

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 fixtures and fittings form part of the sale, including integrated appliances, fitted flooring, light fittings, blinds and curtain poles, where applicable. Also included is the freestanding cooker.

Services

Mains electricity, gas, water and drainage

EPC

D

Council Tax

Scottish Borders Council. 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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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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