

**Peebles**

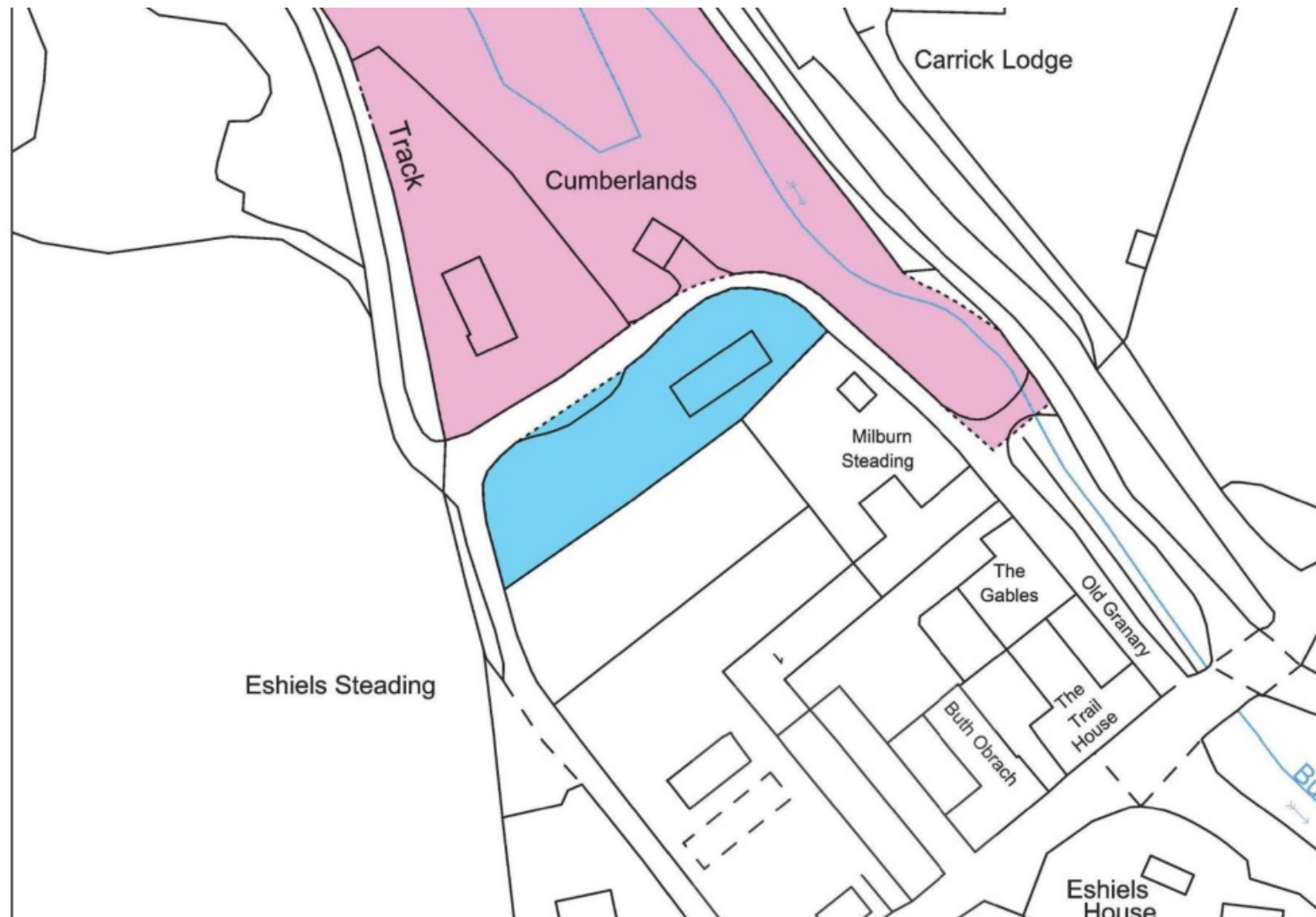
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**PLOT (coloured blue on the plan), Eshiels, Peebles, EH45 8NA**





**Plot:** Extending to .2 of an acre or thereby, a relatively flat site, sold as seen.

**Planning Permission:** The current owners have not made any enquiries with the planning department in regards to permission to build, and offers will not be accepted conditional on planning permission being obtained – enquiries should be made prior to offers being submitted.

**Services:** It is understood that the neighbouring properties are serviced by mains gas, electricity, water and private drainage.

**Situation:** Within an idyllic rural setting, part of a desirable hamlet, by Glentress forest just 2 miles from Peebles. 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.

**Directions:** Heading east on the A72 from Peebles, pass the junction for the Eshiels Recycling Centre to the right, then after 1/2 mile take the first left, signposted 'Linnburn Kennels'. Continue until you come to a junction with a house sign saying 'Trail House'. Turn to the left and follow the track around until you come to the plot situated on your left hand side opposite the property Cumberlands.

