

Peebles

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Offers Over £685,000

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Brambleberry House, Hydro Gardens, Peebles, EH45 8BQ



Detached villa located in the prestigious Hydro Gardens development, set within the former grounds of the iconic Peebles Hydro Hotel, this impressive property was constructed circa 2017 and extends to approximately 243 sq m, offering spacious and well-proportioned accommodation finished to a high standard throughout; the villa is surrounded by a good-sized area of private garden ground providing excellent outdoor space, further complemented by a garage, and enjoys a peaceful yet highly convenient setting within the desirable town of Peebles, with attractive open outlooks across the surrounding parkland and far-reaching views towards the River Tweed, close to local amenities, schools, and the beautiful Borders countryside.

Accommodation

GROUND FLOOR

- * Welcoming entrance hallway with excellent storage
- * Cloakroom
- * Elegant bay-windowed lounge with wood burning stove providing a bright and comfortable reception space
- * Additional sitting room, ideal as a formal reception room or snug with patio doors to the rear
- * Spacious open-plan kitchen with integrated appliances and adjoining dining area, featuring patio doors providing direct access to the rear garden, ideally suited to modern family living and entertaining
- * Utility room with direct access to garage

FIRST FLOOR

- * Upper landing
- * Master bedroom featuring a bay window, fitted wardrobes and a stylish en suite shower room
- * Second double bedroom with bay window, fitted wardrobes and en-suite shower room offering flexible family or guest accommodation
- * Three further double bedroom with fitted wardrobes
- * Family bathroom

ADDITIONAL INFORMATION:

- * Gas central heating
- * Double glazing
- * Set within a generous area of private garden ground, with the fully enclosed rear garden providing an excellent level of privacy and an ideal space for family use
- * Driveway providing ample parking
- * Integral double garage with electric doors, power and lighting, providing secure parking and excellent storage

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Approximate Gross Internal Area = 271.9 sq m / 2927 sq ft
(Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1263172)

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 B

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.

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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Full members of:



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.