

Peebles  
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Offers Over £320,000

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**1 Edderston Ridge Gardens, Peebles, EH45 9NF**



Modern semi-detached villa situated within a highly desirable residential development on the south side of Peebles. The property extends to approximately 71m<sup>2</sup> and was constructed by Bryant Homes, with completion around 1999. The accommodation includes an integral single garage and is complemented by garden ground to the front, side, and rear, offering excellent outdoor space. The property enjoys a pleasant position within a well-established and popular residential area.

## Accommodation

### GROUND FLOOR

- \* Hallway
- \* Dual aspect living / dining room with bay window
- \* Kitchen with door to the rear

### FIRST FLOOR

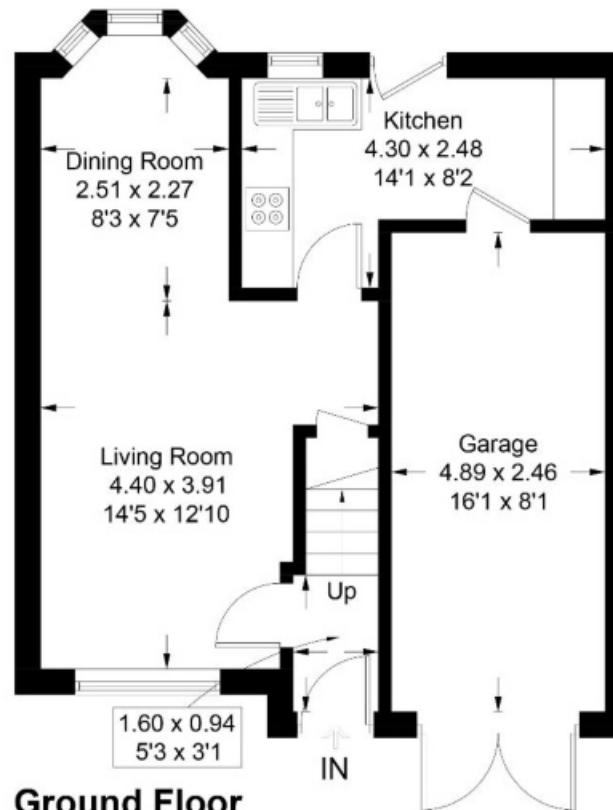
- \* Upper landing
- \* Master bedroom with fitted wardrobes and a modern en-suite shower room
- \* Two further bedrooms
- \* Family bathroom

### ADDITIONAL INFORMATION

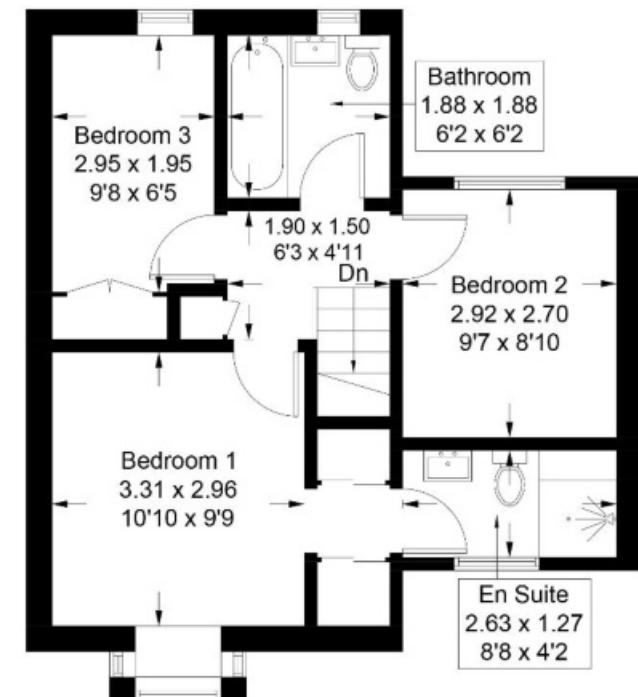
- \* Gas central heating
- \* Double glazing
- \* Private enclosed garden grounds designed for easy maintenance
- \* Integral single garage with power and light
- \* Driveway providing ample parking

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Approximate Gross Internal Area = 70.74 sq m / 761 sq ft  
(Including Garage)



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1268113)

### 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 Gypes 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 E

### 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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Monday to Friday: 9.00am to 5.00pm  
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