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7 BELLFIELD CRESCENT

EDDLESTON, PEEBLES, SCOTTISH BORDERS EH45 8RQ



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WELCOME TO

7 BELLFIELD CRESCENT

Enjoying a peaceful village setting close to Peebles, with easy access to the local countryside and many great walks, this modern detached house offers attractively presented, spacious and versatile accommodation—ideally suited to families—with five bedrooms, three reception rooms, and multiple bathrooms. It sits within delightful gardens—secure at the rear—and provides excellent private parking, including an integral double garage.

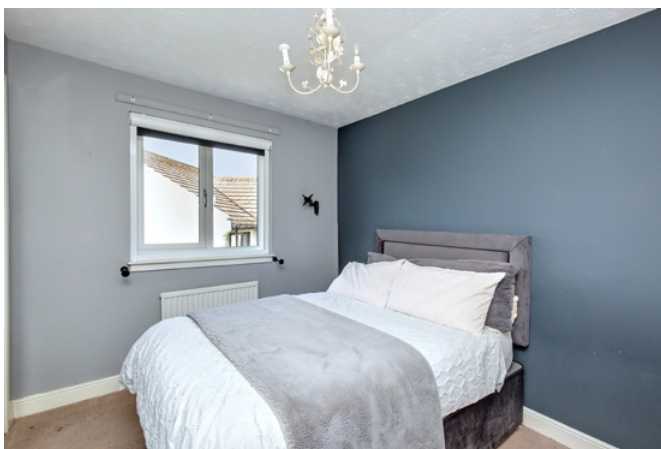
A bright entrance hall welcomes you inside, with access to a WC and built-in storage. Off the hall are three light-filled reception rooms: a multi-use family room and two connected rooms for relaxation and dining. The generous, dual-aspect living room opens directly onto the garden, while the dining room flows into the kitchen. All three rooms feature contemporary flooring, including quality Karndean running from the hall through the two main reception rooms. The living room is centred around a cosy log burner/boiler stove with a characterful brick slip surround, and the dining area is elegantly enhanced by patterned décor.

The bright and spacious kitchen allows for a central breakfast area. It features modern wood-toned cabinetry that accommodates a Rangemaster oven and an American-style fridge freezer, with space for a dishwasher. An adjoining utility room (with access to the garage and garden) has room for an under-counter washing machine.

Upstairs, the landing leads to four double bedrooms and a single bedroom/study—all carpeted and featuring fitted storage (mirrored wardrobes in the doubles). The double bedrooms enjoy thoughtful accent décor, and the principal bedroom has plantation shutters and a bright en-suite bathroom with a jacuzzi bath, separate shower, and underfloor heating. A modern shower room, also enjoying natural light, serves the remaining rooms and includes a walk-in bodyjet rainfall shower and insulation.







The home is highly efficient, benefiting from both the gas boiler and wood boiler stove work together (and individually) to provide heating and mains pressure hot tap water, they are linked together with a thermal storage tank. The home also benefits from solar panels and double glazing.

Outside, there are lawned gardens with leafy borders to the front and rear, with the enclosed rear garden also offering a terrace for alfresco dining. A front driveway and integral double garage provide ample private parking.

Extras: The sale includes all fitted floor and window coverings, light fittings, and kitchen appliances.

FEATURES

- Peaceful village location, close to Peebles
- Attractive modern detached family home
- Entrance hall with storage and convenient WC
- Generous dual-aspect living room with garden access
- Bright dining room with living room and kitchen access
- Sunny, multi-use family room
- Bright breakfasting kitchen
- Four double bedrooms with storage
- One single bedroom/study with storage
- Modern shower room
- Four-piece en-suite bathroom with underfloor heating
- Utility room (off the kitchen) with garden and garage access
- Delightful gardens, secure at the rear
- Private driveway and double garage with EV charging point
- Boiler stove, solar panels, and double glazing





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FOUR DOUBLE BEDROOMS &
A DELUXE SHOWER ROOM IN
THE PRINCIPAL SUITE



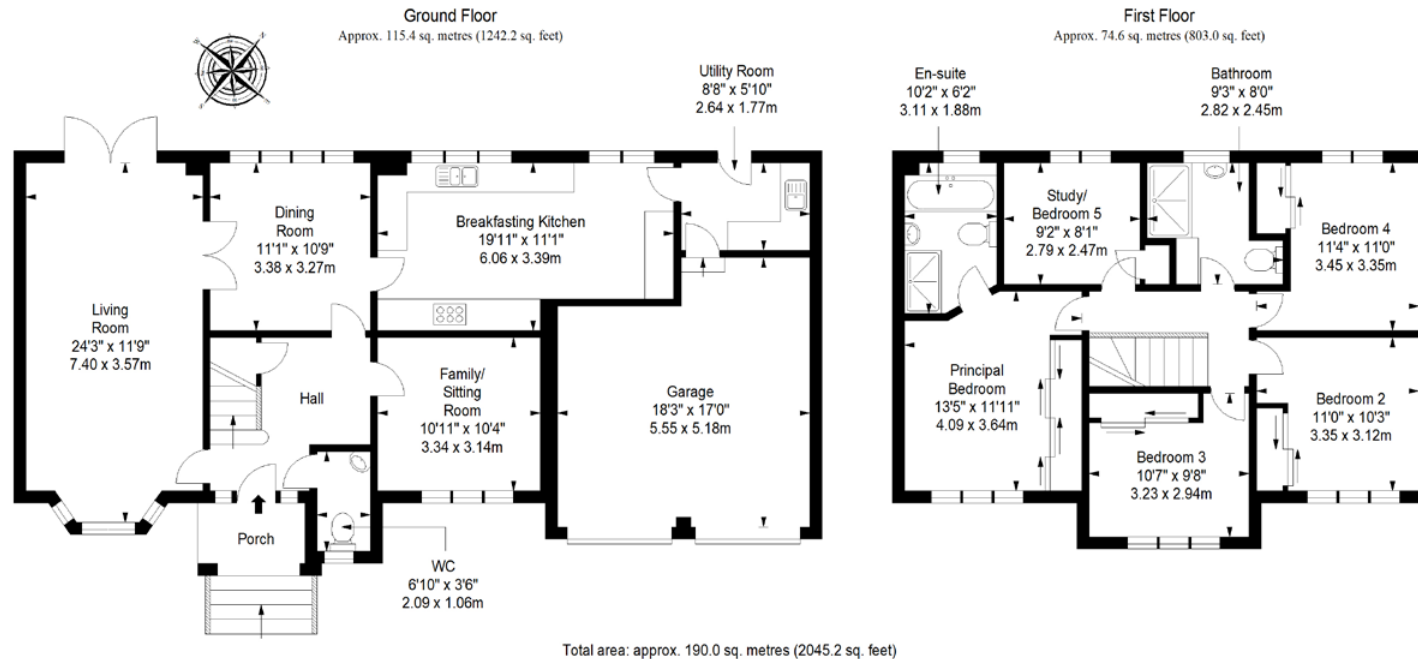


EDDLESTON

SCOTTISH BORDERS

The small and picturesque conservation village of Eddleston in the unspoilt Borders countryside offers the best of both worlds: a rural haven only four miles from Peebles yet only a short 17-mile commute to the heart of Edinburgh's bustling city centre. The village offers picture-perfect landscapes nestled between the Eddleston Water and Longcote Burn, offering delightful country walks, as well as a new cycle path from Eddleston to Peebles and on to Walkerburn (passing Glentress and Innerleithen). The village itself has a church and a community-run village hall hosting events throughout the year, plus a village pub and restaurant. The nearby Barony Castle offers a restaurant, bar, and lounge with accommodation and full spa facilities. A short drive will take you to the bustling historic market town of Peebles. A real destination for shopping, arts, and culture, the town has a wide range of independent shops and businesses, which are supplemented with a select few high-street stores and supermarkets. There is no shortage of everyday essentials, including banks, pharmacies, and a post office, plus a choice of restaurants, bars and cafés. Peebles also hosts a varied programme of cultural events and attractions all year round, with the main venue being the Eastgate Theatre & Arts Centre. Eddleston's location on the A703 makes commuting to Edinburgh City Bypass and Peebles fast and convenient.

FLOORPLAN



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