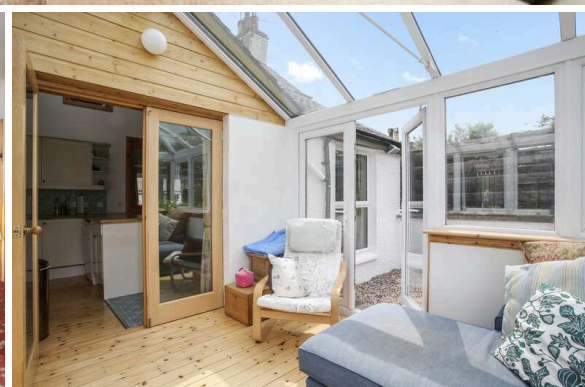




The Old Post Office, 12-14 Station Road
EDDLESTON | PEEBLES | EH45 8QN



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Warners are delighted to present to market this charming three-bedroom end-terrace cottage set in the old part of Eddleston village, surrounded by the old railway station house, station masters house and Barony Castle Hotel. The house was formerly a tea room, before it became the village Post Office and General Store. The property was converted into a residential dwelling in 2004, and extensively renovated by the current owners. With accommodation set over two floors this deceptively spacious charter property is presented to the market in move in condition and will make an ideal home for a family or couple looking for more space in this tranquil, yet well connected location. The Living Room features a stunning feature fireplace providing a central focal point. To rear lies arguably the main living hub of the home, the open kitchen/Dining room is flooded by natural light and falls naturally into dining and cooking zones with ample room for dining furniture. There is a door that gives direct access to the rear garden and another set of glazed doors follow on to a delightful conservatory, making this the perfect spot to enjoy that morning coffee with relaxing views over the private rear garden. A family bathroom with four piece suite and a double bedroom complete the downstairs accommodation. Upstairs houses a further two good sized double bedrooms, the master benefits from a study room which is currently being utilised as a home office. A family bathroom with stylish four piece suite completes the fabulous accommodation on offer. Externally the property features a generously sized fully enclosed south west facing rear garden which even comes with its own vegetable patch, apple trees and log shed. Early viewing is recommended!

- Character Three Bedroom Cottage in Tranquil location
- Living Room with feature fireplace, under stair storage and staircase to the upper floor featuring a stunning exposed stone wall
- Open plan Kitchen / Dining Room boasting real wood flooring and a handy pulley
- Conservatory
- Downstairs Bathroom which comes with four piece suite
- Master Bedroom with integrated storage and Study Room
- Two further Double Bedrooms
- Upstairs Bathroom with four piece suite
- Double Glazing
- Generously sized private south west facing rear garden

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Included in the sale will be the fridge freezer, washing machine, dishwasher, and all fitted carpets. Curtains may be available by separate negotiation. EPC Rating D.

Eddleston is a delightful conservation village in the Borders countryside. Its location is some 19 miles South of Edinburgh on the A703 Peebles Road. Eddleston has a village community with many village events throughout the year. Schooling is available in nearby Peebles. The beautiful award winning Horeshoe Inn is minutes walk away from the property and offers a dining restaurant, luxury rooms and a bar/ bistro.

Peebles has the advantage of an excellent range of shopping outlets in the vicinity, supported by banks, building societies and postal services. Leisurewise the choice is excellent and includes a number of bars and restaurants. For the sports conscious Peebles has its own swimming pool, and there are beautiful county walks too numerous to mention. Schooling is well represented at senior level. An efficient public transport network operates throughout the town and further afield.



