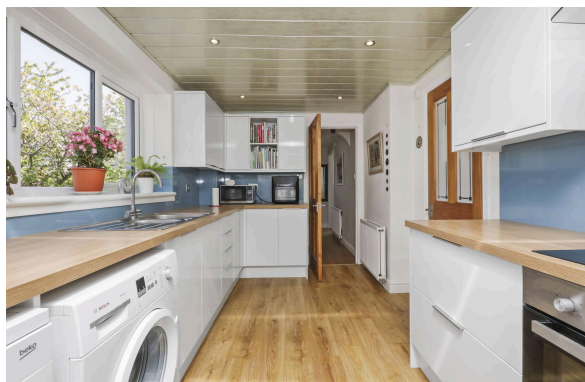




13 Bellfield Crescent
EDDLESTON | PEEBLES | EH45 8RQ


warners
solicitors & estate agents



13 Bellfield Crescent

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Nestled within a manicured, tree lined modern estate in the heart of the picturesque conservation village of Eddleston and surrounded by the vast open countryside and within easy reach of Edinburgh and Peebles is this immaculately presented detached house. Boasting a driveway, garage, balcony and front and rear gardens this property would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright bay windowed lounge with feature fireplace, a large dining room with balcony off, a contemporary kitchen with attractive units and downstairs is completed by a useful W/C compartment. Following up a carpeted staircase the upper level enjoys a master bedroom with built-in wardrobe and elegant en-suite shower room, three further well-proportioned double bedrooms (two with built-in wardrobes) and the home is completed by an exquisite main bathroom with shower over jacuzzi bath. Externally the beautiful gardens are mainly laid to lawn with colourful trees, plants and flowers.

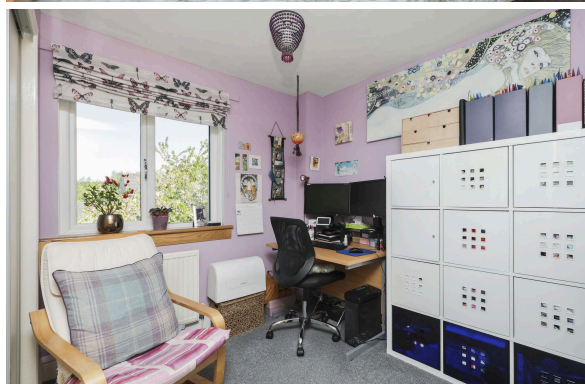
- Detached house in stunning conservation village of Eddleston
- Private gardens, driveway, garage and balcony
- Two reception rooms
- Kitchen,
- Four bedrooms
- Two bathrooms and a W/C
- EV charger in driveway
- 20 Solar Panels on the roof

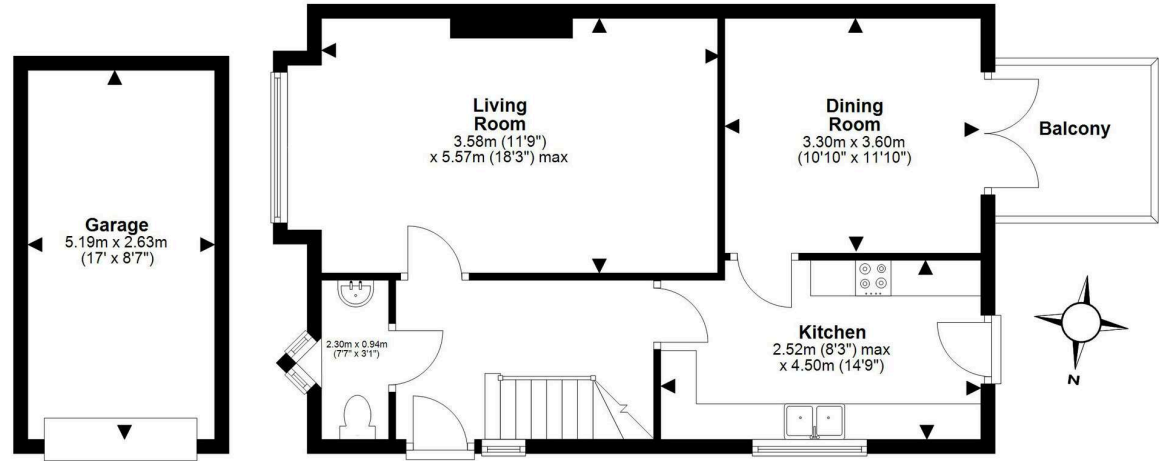
Washing machine, dishwasher, fridge freezer, all blinds and curtains apart from blinds upstairs and curtains in dining room included in sale. EPC Rating C. Factoring charges approx £60 per annum and cover gardening in the estate.

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

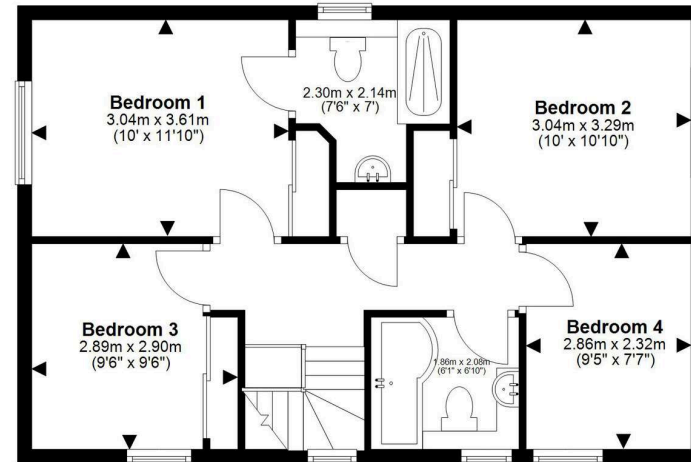


Eddleston is a delightful conservation village in the Borders countryside. Its location is some 19 miles South of Edinburgh on the A703. Eddleston has a vibrant village community with many events throughout the year. The beautiful award winning Horeshoe Inn is minutes walk away from the property and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





Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.