

**Peebles**  
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**Offers Over £129,000**

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**Residential Building Plot, Bellfield Road, Eddleston  
EH45 8QR**

## PLOT

A unique opportunity to build your own bespoke home in the heart of the characterful and picturesque village of Eddleston. Nestled within a peaceful and scenic setting, the site benefits from full planning permission for a stylish one-and-a-half-storey dwelling, ideal for those seeking a blend of modern living and traditional charm.

## Planning Permission

- \* Detailed planning permission has been granted for the erection of a one and a half storey residential dwelling. Please contact the Selling Agent for further information.
- \* A section 69 has been concluded between the Seller and Scottish Borders Council in relation to developer contributions. The Seller has fulfilled these obligations.
- \* Consent has been granted for the removal of the tree, if so required.

## Proposed accommodation details

### GROUND FLOOR

- \* Entrance vestibule
- \* Hallway
- \* Landing
- \* Three double bedrooms including master with en-suite shower room
- \* Family Bathroom
- \* Utility

### FIRST FLOOR

- \* Modern open plan living / dining / kitchen
- \* Cloakroom

## Additional Information

- \* Ample on-street parking or within front garden if desired
- \* Proposed solar panel installation on the south side of the roof providing electricity to the property. The Seller has advised that there is the opportunity to scale-up and have zero electricity bills.
- \* Front and rear garden grounds
- \* Super fast broadband installed within the village

## Services

Mains electricity and water located nearby, drainage is located at the foot of the plot.

## Situation

Eddleston is a semi-rural village which enjoys a range of local facilities including a village hall, hotel, pub/restaurant and a café. Ideally placed for enjoying the benefits of the countryside whilst being within easy commutable distance of Edinburgh, (just 15 miles from Edinburgh City Bypass) and surrounding Border towns. Local attractions include The Great Polish Map of Scotland located within the grounds of Barony Castle Hotel and Spa, and the Meldon hills; Black Meldon, White Meldon and Dundriech for those who are keen walkers, nature enthusiasts and cyclists. A new path/cycle route has just been completed linking Eddleston with Peebles and Innerleithen, and the famous Innerleithen and Glentress mountain biking centres. The popular town of Peebles (5 miles away) offers a full range of facilities. The area is also well renowned for world-class outdoor pursuits, including salmon fishing, mountain biking, hiking, golf and horse riding. Highly ranking secondary schooling is available in Peebles for which there is a school bus.

## 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.

## Residential Building Plot, Bellfield Road, Eddleston, EH45 8QR

Approximate Gross Internal Area = 137.1 sq m / 1476 sq ft

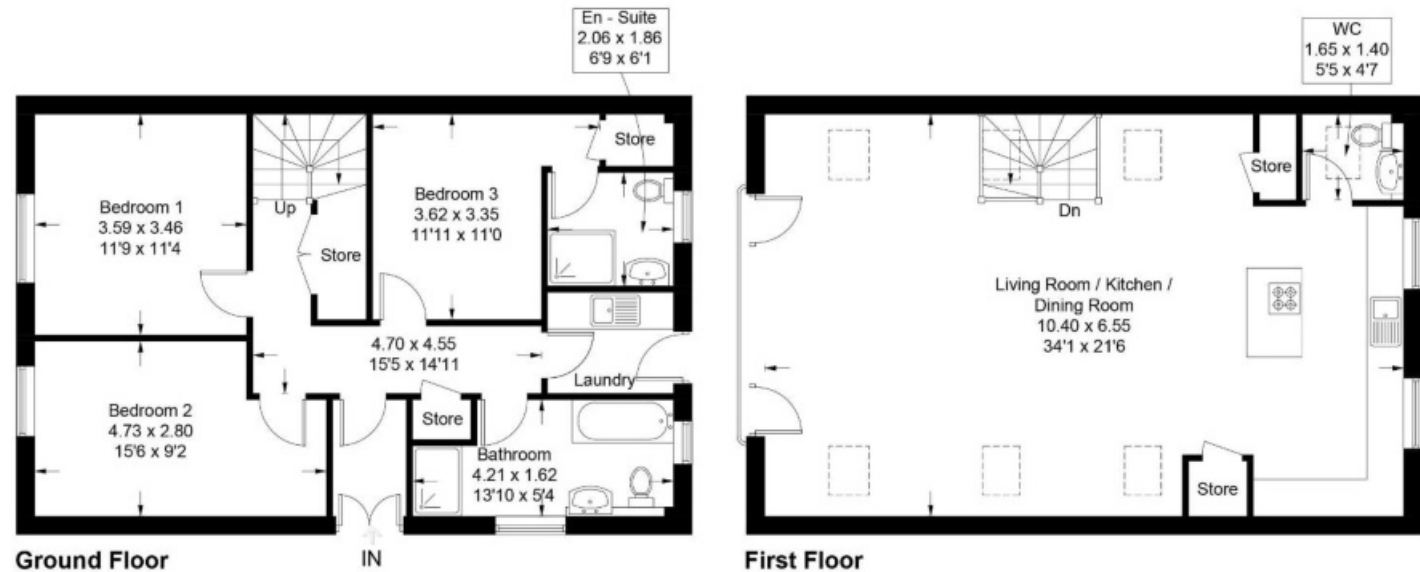


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1234930)

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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.