

Peebles
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Offers Over £470,000

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Minchgate, Traquair, Innerleithen EH44 6PL



Situated in the village of Traquair, this detached bungalow offers spacious and versatile accommodation extending to approximately 127m². The property enjoys a peaceful rural setting, while remaining conveniently located just 2 miles from the nearby town of Innerleithen, where a full range of local amenities and town centre facilities can be found.

Constructed around 1965, the home is surrounded by a generous area of garden ground extending to approximately 0.3 of an acre, providing excellent outdoor space for families, gardeners, or those seeking a more tranquil lifestyle.

In addition, there is a timber stable building with an Onduline roof covering, incorporating a tack room, offering ideal storage or potential for equestrian or hobby use.

With its desirable village location, substantial garden grounds, and useful outbuildings, this property represents an excellent opportunity to enjoy country living within easy reach of local services.

Accommodation

GROUND FLOOR

- * Entrance vestibule
- * Hallway
- * Dual aspect living room with wood burning stove and patio doors to the rear
- * Breakfasting kitchen
- * Cloakroom
- * Dual aspect spacious double bedroom with fitted wardrobes
- * Two further double bedrooms
- * Family bathroom with over-bath shower
- * Study accessed through side hall with short staircase

Additional information

- * Oil fired central heating
- * Double glazing
- * Integral laundry room
- * Bottled LPG supply serving the cooking range
- * Private garden grounds laid to lawn
- * Driveway providing ample parking
- * Timber stable building incorporating a tack room

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Approximate Gross Internal Area = 129.7 sq m / 1396 sq ft

Outbuildings / Utility = 55.5 sq m / 597 sq ft

Total = 185.2 sq m / 1993 sq ft

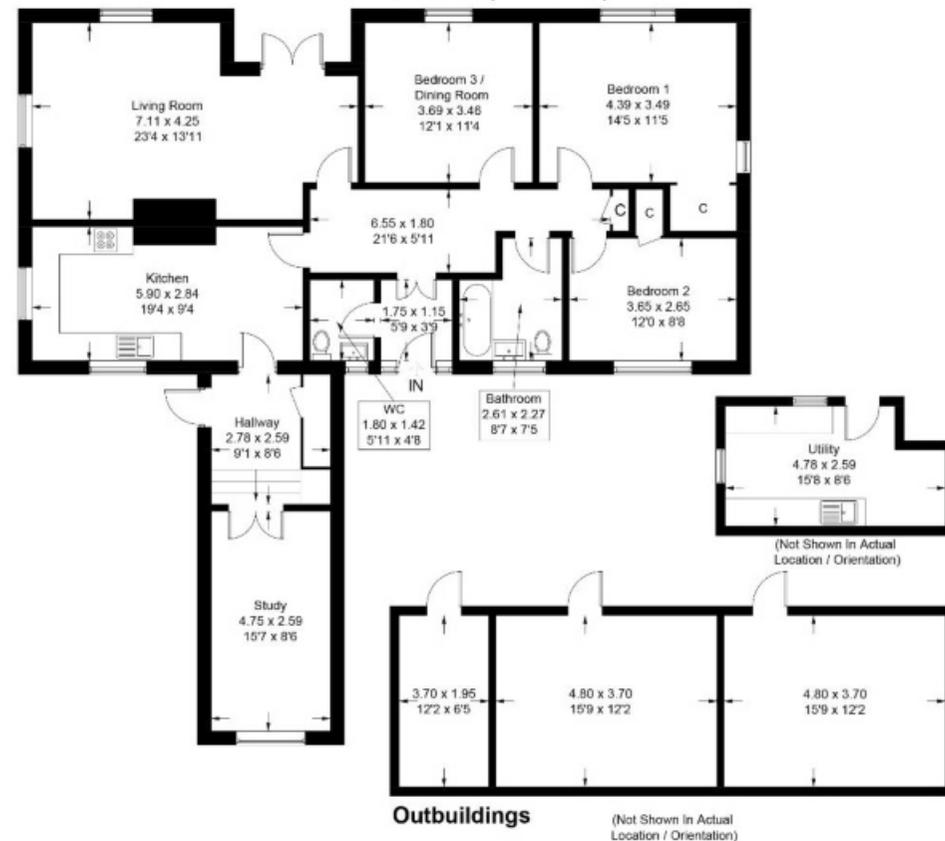


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1275718)

Situation

Traquair is a picturesque and historic hamlet set amidst rolling hills and ancient woodland. Steeped in history, Traquair is renowned for its rich heritage, most notably Traquair House; Scotland's oldest inhabited house. The surrounding countryside provides exceptional opportunities for outdoor pursuits, with scenic walking and riding routes, renowned fishing on the River Tweed, and world-class mountain biking trails at Innerleithen and Glentress attracting enthusiasts from across the country. Innerleithen, within easy reach, offers a good range of local amenities including independent shops, cafés, restaurants, a primary school and medical facilities. The thriving town of Peebles lies approximately 6 miles to the west, providing further shopping, leisure facilities and secondary schooling. Edinburgh city centre is within comfortable commuting distance.

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 water, electricity, and communal private drainage maintained by local authority

EPC

Band E

Council Tax

Band F

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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