

Peebles

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Offers Over £310,000

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90 High Street, Peebles, EH45 8SW



Steeped in history and occupying a prime position in the heart of Peebles' High Street, this exceptional period apartment offers a rare opportunity to acquire a home of remarkable character and heritage. Forming part of an impressive Category B Listed building dating from around 1860, the property combines generous proportions, period charm and an enviable town centre setting, all within easy walking distance of Peebles' excellent selection of independent shops, cafés, restaurants and local amenities.

Historically known as Bank House, the building has a fascinating connection to the renowned Scottish author John Buchan. Although Buchan himself did not live here, his brother Walter and sister Anna resided in the property during the early part of the 20th century, before the original frontage was altered. In 1975, part of the building was demolished to facilitate the widening of Cuddy Bridge, with its famous red door carefully preserved and incorporated into the reconstructed façade around the corner. The family's connection to the building is commemorated with plaques, adding a unique sense of heritage to an already distinctive home.

Complementing its rich history is a generous private rear garden-an exceptionally rare feature for a town centre property-providing a wonderful outdoor retreat with excellent potential for landscaping, entertaining or simply enjoying the peaceful surroundings. Blending historic significance with spacious accommodation and an outstanding central location, this is a truly unique home that offers a lifestyle as special as its story.

Accommodation

GROUND FLOOR

- * Private entrance vestibule with staircase leading to the first floor

FIRST FLOOR

- * Spacious landing with study area
- * Bright and spacious open-plan living room/kitchen
- * Master bedroom bedroom with fitted wardrobes
- * Two further double bedrooms
- * Family bathroom with separate shower compartment
- * Upper landing with access to the rear staircase
- * Rear staircase providing direct access to the generous private garden grounds
- * Cloakroom located within rear stairway

ADDITIONAL INFORMATION

- * Gas central heating
- * Single glazed
- * Private fully enclosed rear garden
- * On-street parking
- *

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Approximate Gross Internal Area = 133.5 sq m / 1437 sq ft

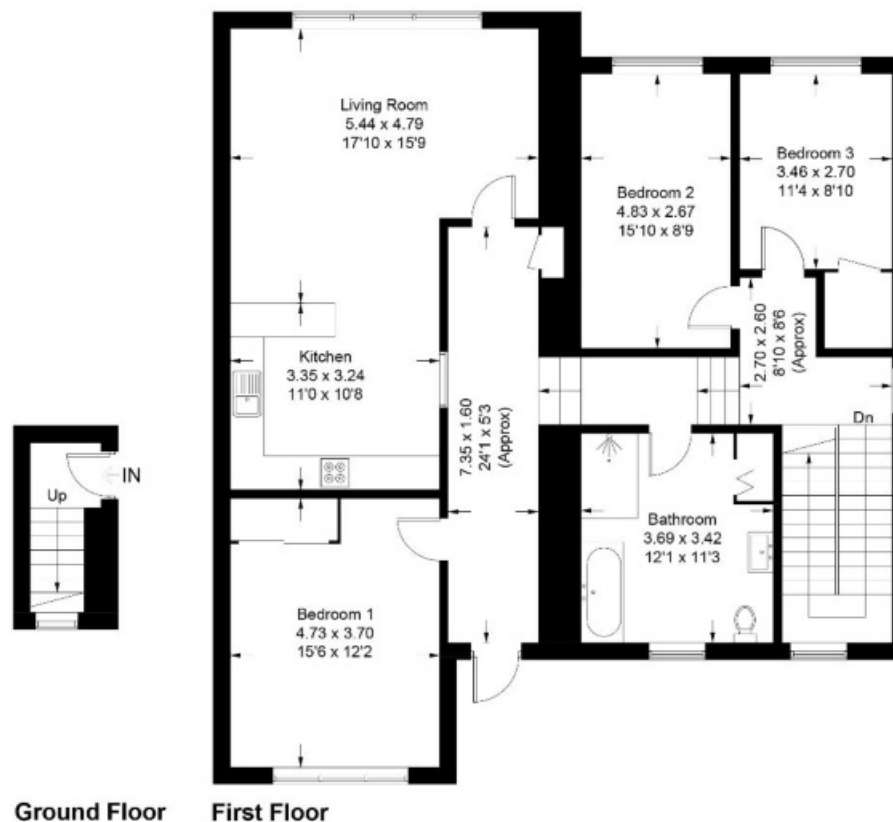


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1321338)

Situation

The market town of Peebles sits amidst beautiful scenery in the heart of the Borders countryside. It is an idyllic and highly accessible location within easy commuting distance of Edinburgh and the other Border towns. Peebles offers an excellent choice of shops, supermarkets, restaurants and bars together with highly regarded schooling from nursery through to secondary years. There are a wide range of recreational facilities including the Gytes Leisure Centre, public swimming pool and Eastgate Theatre. Outdoor pursuits are on offer in abundance such as hill and riverside walks, fishing in the River Tweed, golf and mountain biking at the world renowned Glentress Forest.

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 gas, electricity, water and drainage.

EPC

Band D

Council Tax

Band C

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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Peebles, EH45 8RX
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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