

Peebles
Call 01721 723999

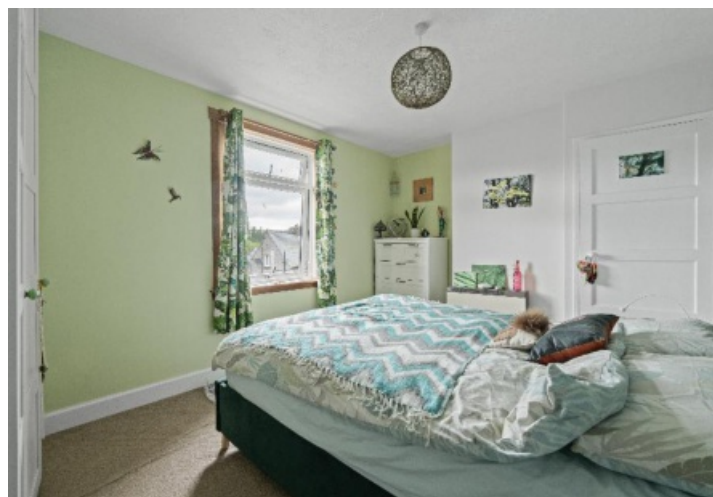
Offers Over £210,000

CULLEN KILSHAW
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6 Bellfield Road, Eddleston, EH45 8QR



A well-presented mid-terraced house extending to approximately 91m², constructed circa 1950, and located within the popular village of Eddleston, approximately 4.5 miles north of Peebles.

Offering spacious and well-proportioned accommodation throughout, the property includes three generous double bedrooms, making it well suited to families, couples, or those looking for additional living space.

The property also benefits from garden grounds to the front and rear, both predominantly laid to lawn, providing attractive outdoor space for relaxing, gardening, or family enjoyment.

Enjoying a peaceful village setting while remaining within easy reach of the excellent range of amenities, schools, and recreational facilities available in nearby Peebles, the property offers an excellent balance of rural living and everyday convenience.

Accommodation

GROUND FLOOR

- * Hallway
- * Living room with a solid fuel stove
- * Newly installed kitchen
- * Utility room
- * Bathroom with over-bath shower

FIRST FLOOR

- * Upper landing
- * Three spacious double bedrooms

ADDITIONAL INFORMATION

- * Double glazing
- * Electric heating
- * Private enclosed garden grounds to the front and rear predominantly laid to lawn
- * On-street parking

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Approximate Gross Internal Area = 91.0 sq m / 979 sq ft

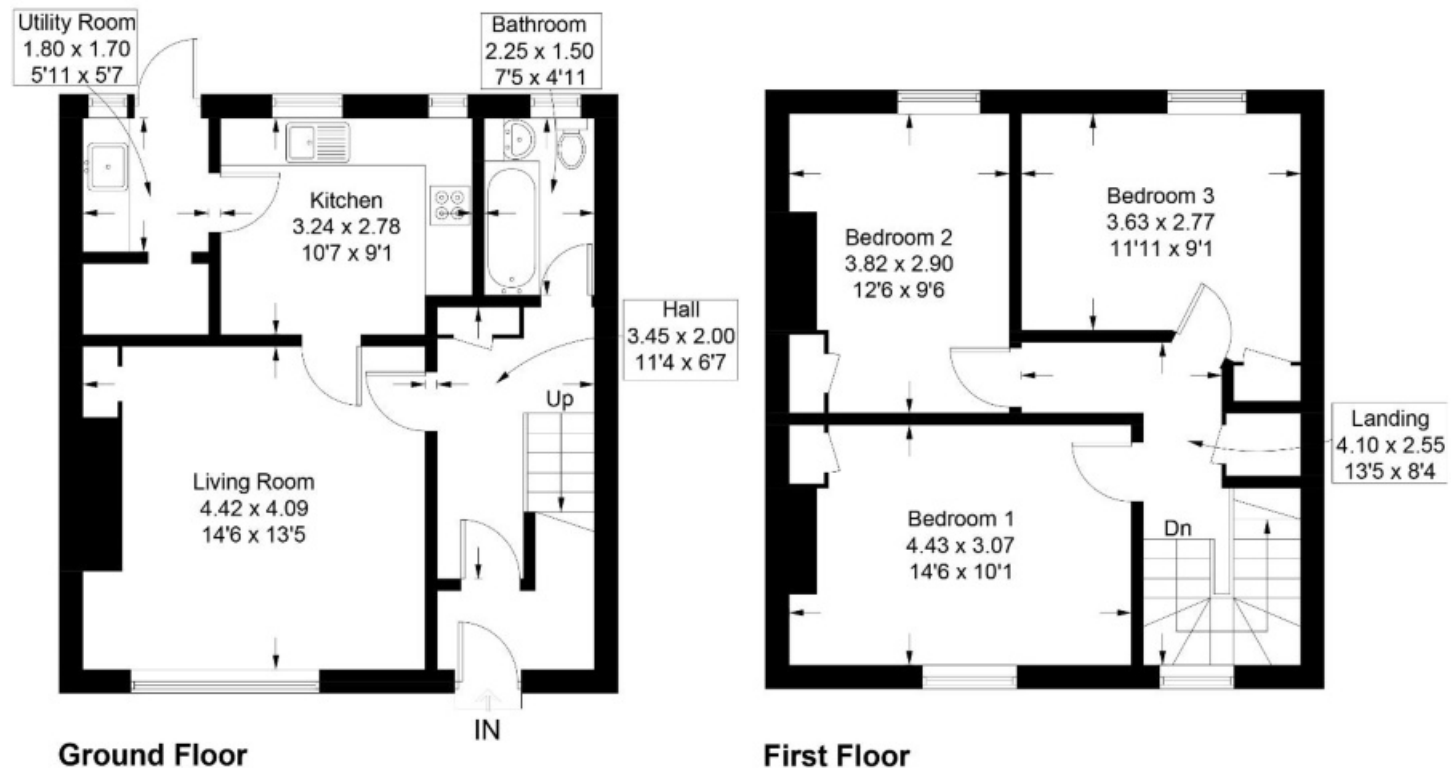


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1315917)

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. 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.

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 electricity, water and drainage.

EPC

Band E

Council Tax

Band B

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

5 Northgate,
Peebles, EH45 8RX
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Email: peebles@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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