

Peebles

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Offers over £280,000

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Woodend, Glenormiston, Innerleithen, EH44 6RD



Set within an attractive semi-rural location near Glenormiston, this charming detached cottage enjoys a convenient position between Innerleithen and Cardrona, with easy access to the wider amenities of nearby Peebles. Dating from around 1880, the property offers a delightful blend of traditional character and country living, set within generous grounds extending to approximately two acres. These include a separate area of land adjacent to the River Tweed, affording exceptional views. The property further benefits from a range of useful outbuildings and a wonderfully private setting.

Accommodation

GROUND FLOOR

- * Hallway
- * Living room with solid fuel stove
- * Study
- * Bedroom
- * Kitchen
- * Bathroom

FIRST FLOOR

- * Landing
- * Two bedrooms

ADDITIONAL INFORMATION

- * Oil-fired central heating system with radiators, supplemented by a multi-fuel stove in the living room
- * Mixture of double and secondary glazing
- * Integral double garage with floored and lined store above
- * Driveway providing ample parking for multiple vehicles
- * Attached stone/brick store
- * Large timber store
- * Timber summer house
- * Metal framed greenhouse
- * Open timber log store
- * Garden grounds extending to approximately 2 acres, including an additional area of land adjacent to the River Tweed with a perfectly positioned summer house for soaking up the scenery

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Approximate Gross Internal Area = 100.7 sq m / 1084 sq ft

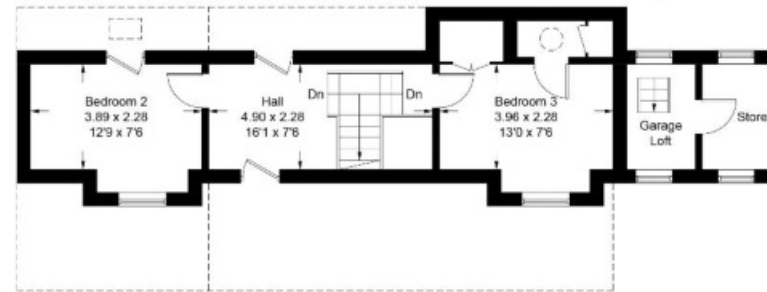
Garage = 37.8 sq m / 407 sq ft

Garage Loft / Store = 7.2 sq m / 77 sq ft

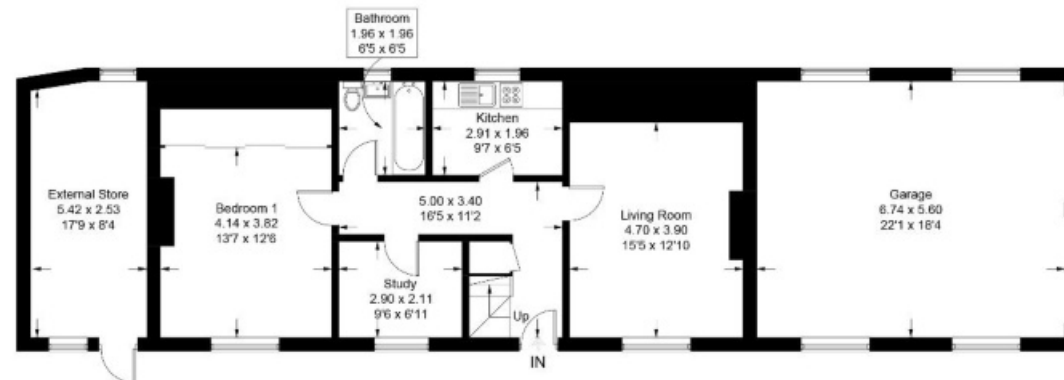
External Store = 14.3 sq m / 154 sq ft

Outbuilding / Summer House = 28.6 sq m / 308 sq ft

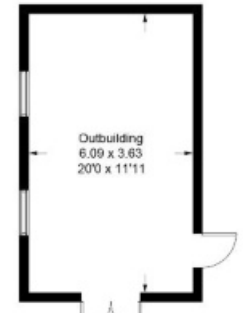
Total = 188.6 sq m / 2030 sq ft



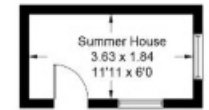
Attic Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1279253)

Situation

Glenormiston is a highly regarded semi-rural hamlet set just off the A72, ideally positioned between the popular Borders towns of Innerleithen and Peebles. Surrounded by rolling countryside and benefitting from a peaceful setting, the area is particularly sought after by those looking to enjoy a more relaxed lifestyle while remaining within easy reach of local amenities. Innerleithen offers a range of independent shops, cafés and well-regarded schooling, while Peebles provides a wider selection of services including supermarkets, leisure facilities and secondary education. The area is also renowned for its outdoor pursuits, with excellent walking, cycling and fishing opportunities nearby, including access to the River Tweed and Glentress Forest, making it an ideal location for both families and outdoor enthusiasts.

Fixtures and Fittings

Integrated appliances, light fittings, blinds, fitted flooring and all other

fixtures and fittings are included in the sale, where applicable

Services

Mains electricity, private water supply and drainage

EPC

E

Council Tax

Scottish Borders Council. Council Tax band E

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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Full members of:



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