

Peebles

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Offers Over £520,000

CULLEN KILSHAW
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The Beeches, Eshiels, Peebles, EH45 8NA



Occupying an enviable position within the sought-after hamlet of Eshiels, The Beeches is a substantial detached bungalow set amidst beautifully established gardens and enjoying spectacular panoramic views across the Tweed Valley countryside. Extending to approximately 232m², the property offers exceptionally generous accommodation designed for modern family living, with an effortless balance of elegant entertaining space and everyday practicality.

The heart of the home is undoubtedly the magnificent kitchen and garden room, where extensive glazing draws the surrounding landscape inside and creates an exceptional space for relaxing, dining and entertaining throughout the seasons. Elsewhere, the accommodation is equally impressive, with a welcoming sitting room centred around a wood-burning stove, five generous bedrooms and a flexible layout ideally suited to family life.

Outside, sweeping lawns, mature planting and a sense of complete privacy combine to create a wonderfully tranquil setting. The substantial driveway and garage further enhance the property's practicality, whilst the stunning rural backdrop provides an ever-changing outlook in every direction.

Rarely does an opportunity arise to acquire a home that combines such generous proportions, privacy and breathtaking surroundings, all within easy reach of Peebles and the excellent amenities of the central Borders

Some photographs have been digitally enhanced through virtual staging to illustrate the potential use of the space. Virtual staging is limited to furniture and accessories

Accommodation

GROUND FLOOR

- * Entrance vestibule
- * Hallway
- * Living room with multi-fuel stove
- * Spacious kitchen / dining room
- * Impressive garden room with multi-fuel stove
- * Utility room
- * Master bedroom with dressing area and en-suite shower room
- * Four further bedrooms
- * Family bathroom
- * Store

ADDITIONAL INFORMATION

- * Double glazing
- * Gas central heating
- * Private mature wraparound garden grounds
- * Extensive off-street parking
- * Attached single garage

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Approximate Gross Internal Area = 232.1 sq m / 2498 sq ft

Garage = 23.8 sq m / 256 sq ft

Total = 255.9 sq m / 2754 sq ft

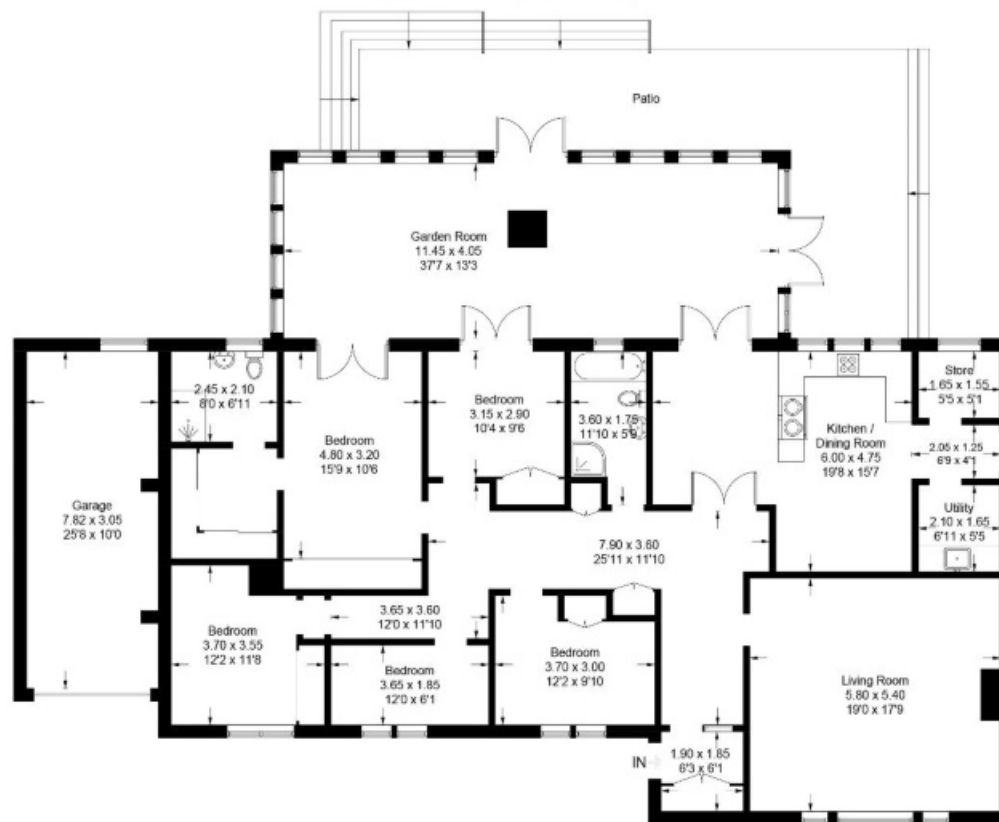


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1327896)

Situation

Set within an idyllic semi-rural hamlet on the edge of Glentress Forest, just two miles from the market town of Peebles, this location enjoys beautiful scenery in the heart of the Scottish Borders. It is highly accessible, with Edinburgh and the other Borders towns all within easy commuting distance. 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 private drainage to septic tank.

EPC

Band D.

Council Tax

Scottish Borders Council Tax Band G.

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
Phone: 01721 723999
Fax: 01721 723888
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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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.