



BLACKWOOD & SMITH LLP
SOLICITORS & ESTATE AGENTS



PLOT, THE MOUNT

PEEBLES, SCOTTISH BORDERS EH45 9EX

**OFFERS OVER
£120,000**



WELCOME TO

PLOT, THE MOUNT

Offering an exciting opportunity to create an individual home in one of the Scottish Borders' most desirable towns, this generous plot occupies an established residential setting beside Lismore, at the junction of Haystoun Avenue and The Mount. Full planning permission was renewed on 14 February 2025 for the erection of a detached dwellinghouse (Ref: 24/01150/FUL), with approved plans depicting a contemporary home complemented by private garden ground and off-street parking. The largely level site is enclosed by mature hedging, creating an attractive leafy backdrop. Peebles' excellent amenities, schooling, leisure facilities, and the scenic countryside of the Borders are all within easy reach.



THE HIGHLIGHTS

- Generous, largely level building plot
- Full planning permission for a detached dwellinghouse
- Planning reference: 24/01150/FUL
- Permission renewed on 14 February 2025
- Approved contemporary design
- Private garden ground and off-street parking
- Mature hedging and established boundaries
- Desirable residential setting in Peebles



AN EXCITING OPPORTUNITY TO CREATE AN INDIVIDUAL HOME IN
ONE OF THE SCOTTISH BORDERS' MOST DESIRABLE TOWNS



LOCATION PLAN



Property Office:

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