

Peebles
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Offers over £590,000

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CLELLAND
2 Langside Drive, Peebles, EH45 8RF



This impressive detached bungalow is positioned near the end of a no-through road within a particularly attractive and established small residential development on the outskirts of Peebles, enjoying a peaceful setting with an open outlook and easy access to the town's amenities. The property has been thoughtfully re-configured and comprehensively upgraded in its entirety to create a bright, light-filled and contemporary interior, ideally suited to modern family living. Offering generous and flexible accommodation extending to approximately 137 sq. m, the property further benefits from private parking, an attached garage and substantial garden grounds to the rear, making it an excellent opportunity for purchasers seeking generous internal space and substantial gardens.

Accommodation

GROUND FLOOR

- * Entrance vestibule leading to welcoming central hallway
- * Bright and spacious, dual aspect, living room with a solid fuel stove and direct access to the garden via patio doors
- * Well-appointed dining kitchen with quality work surfaces featuring a central island, freestanding double oven with six burner gas hob, together with an integrated oven, microwave and dishwasher
- * Useful utility room providing additional storage and external access
- * Generous master bedroom with dressing area and a modern en-suite shower room
- * Three further well-proportioned bedrooms
- * Bathroom fitted with bath and electric shower

ADDITIONAL INFORMATION

- * The property is set within large, well-maintained rear garden grounds which are terraced and incorporate retaining walls, providing a variety of usable outdoor spaces ideal for family use and entertaining
- * The gardens are predominantly enclosed by timber fencing and benefit from a pleasant open outlook, with mature planting and established greenery
- * To the front there is an area of lawn and mature trees together with a substantial driveway offering off-street parking for multiple vehicles, together with a carport
- * The property is accessed via a shared private road

OUTBUILDINGS

- * Attached single garage with up-and-over door (also understood to have electric operation), and rear (pedestrian) access
- * Detached timber garden room
- * Detached timber store located within the rear garden
- * Detached timber BBQ hut providing an excellent outdoor entertaining space
- * Greenhouse

PLANNING

- * The current owners obtained consent to extend the property, offering further potential for development, subject to the relevant consents being implemented, which consents can be viewed on the Scottish Borders Planning Portal under reference 22/00878/FUL
- * Architects drawings for extending upstairs and altering the ground floor can be included in the sale, and are available for viewing upon request

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Approximate Gross Internal Area = 137.6 sq m / 1481 sq ft

Garage & Outbuildings = 45.9 sq m / 494 sq ft

Total = 183.5 sq m / 1975 sq ft

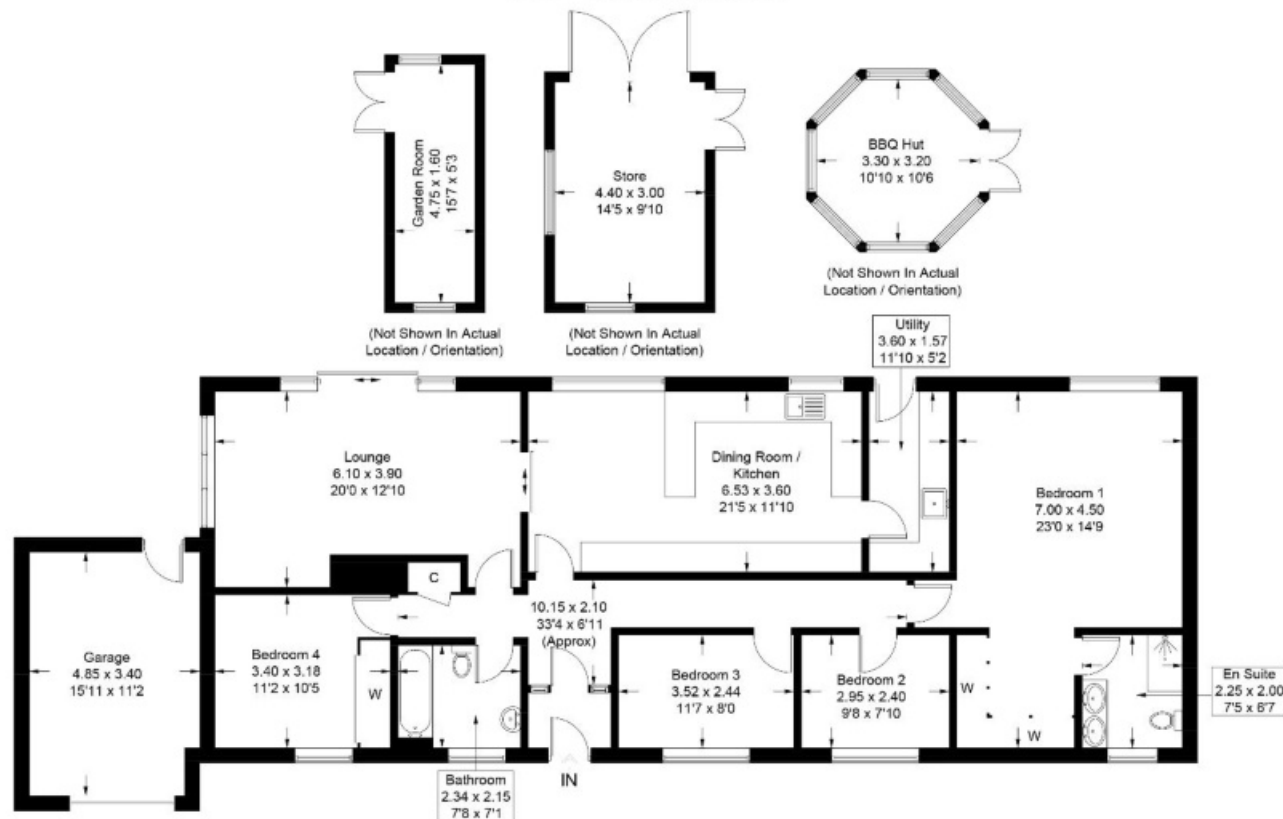


Illustration for identification purposes only, measurements are approximate, not to scale. Fouriabs.co © (ID1311764)

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 fixtures and fitting, including integrated appliances, blinds and light fittings are included in the sale. Also included is the free standing double oven with six burner hob.

Services

Mains electricity, gas, water and private drainage via a septic tank

EPC

C

Council Tax

Scottish Borders Council. 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

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Opening Hours:
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