Peebles
Call 01721 723999

Offers Over £475,000

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26 Edderston Road, Peebles, EH45 9DT













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Approximate Gross Internal Area = 166.8 sq m / 1795 sq ft

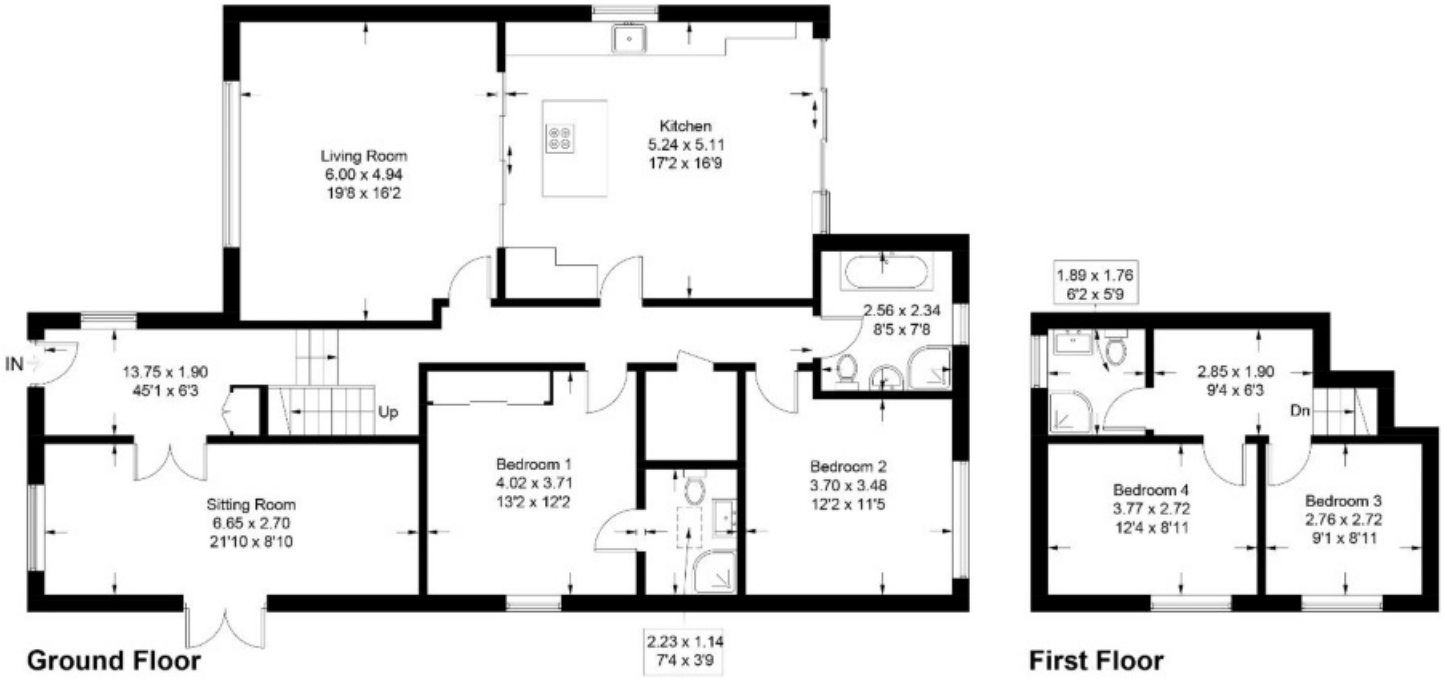

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1332940)

Set on the south side of Peebles in a quiet, well-established residential area, this spacious four-bedroom detached home offers generous living areas and a flexible layout suited to family life. The property has been extended by the current owner, providing additional accommodation and further enhancing the versatility of the home. The house enjoys a private wrap-around garden and a pleasant outlook, combining comfort with a sense of openness. Well-maintained throughout, it provides a ready-to-move-into option in one of the town's most desirable locations -ideal for buyers seeking space, light and a peaceful setting close to local amenities.

Accommodation

GROUND FLOOR
* Hallway
* Living room with wood-burning stove
* Newly installed dining kitchen with patio doors to the rear
* Sitting room with patio doors to the garden
* Master bedroom with fitted wardrobes and en-suite shower room
* Further spacious double bedrooms
* Family bathroom with separate shower compartment

FIRST FLOOR
* Upper landing
* Two further bedrooms
* Shower room

ADDITIONAL INFORMATION
* Gas central heating
* Double glazing
* Private garden grounds to the front, side and rear

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 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 drainage.

EPC
Band C

Council Tax
Band F

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.

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Interested in this property?

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Call 01721 723999

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Saturday: 9.00am to 12.00 noon

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Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211









Full members of:

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.