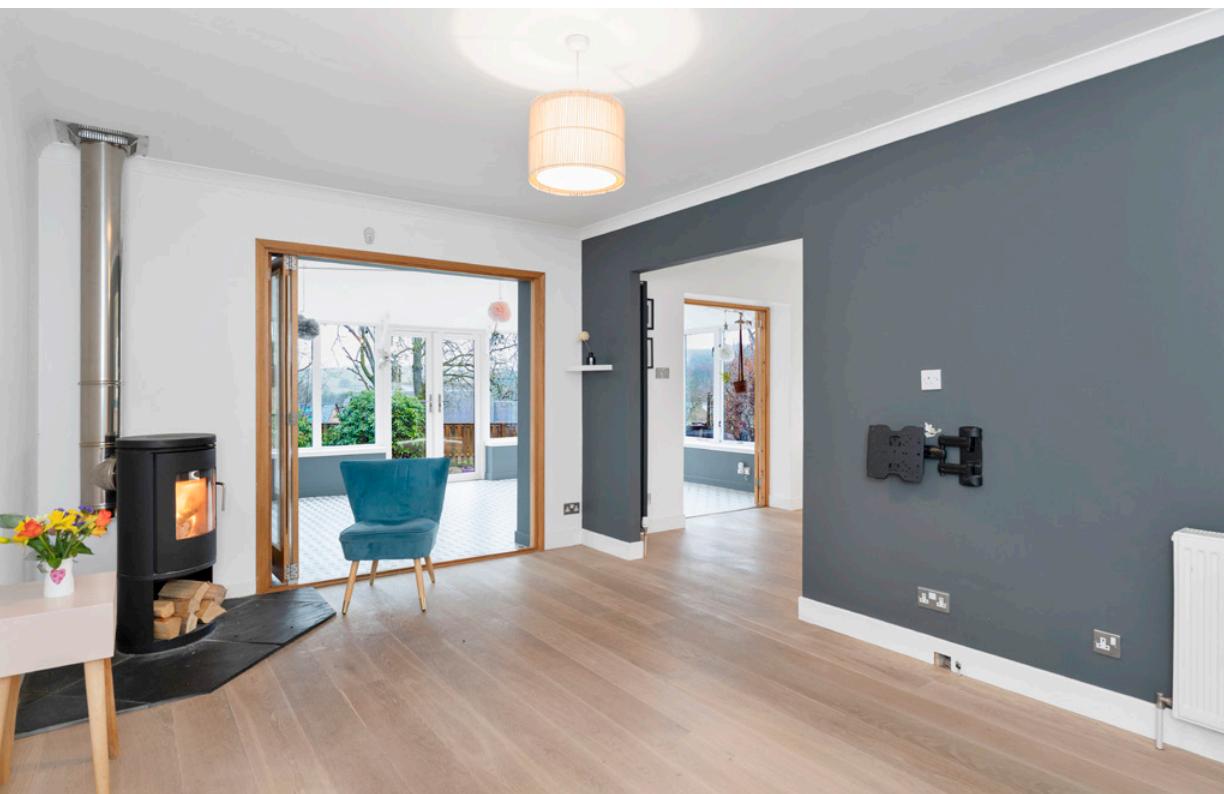




1 BOWBANK COTTAGE  
BELLFIELD ROAD, EDDLESTON, SCOTTISH BORDERS EH45 8QR





## WELCOME TO

### 1 BOWBANK COTTAGE, EDDLESTON

This four-bedroom semi-detached cottage is a turn-key home offering a tranquil village lifestyle with stunning countryside views. The southwest-facing garden, with allotment of planting beds, enjoys the same outlook and sits within a gated plot, providing private parking and a powered shed. Inside, the light-filled interiors offer connected living and dining spaces, four bedrooms arranged over two levels, a shower room and a family bathroom, plus outstanding storage and superb eco credentials. The property is ideally placed just ten minutes' drive from Peebles, with its wide-ranging amenities and well-regarded schooling.

## THE HIGHLIGHTS

- Turn-key modern semi-detached cottage with scenic views
- Welcoming hall/snug with front and side entrances
- Living room with log burner, semi-open-plan to the kitchen
- Stylish integrated kitchen with a spacious dining area
- Generous sun room with access from the living room, kitchen, and garden
- Three double bedrooms (one on the ground floor)
- Single bedroom/peaceful study
- Ground-floor shower room and first-floor bathroom
- Extensive built in-storage and handy utility room
- Extended rear garden with allotment of planting beds
- Gated multi-vehicle driveway
- Highly eco-efficient wood pellet biomass boiler and full double glazing





## TAKE A LOOK AROUND

The front door opens into a welcoming hall/snug, with crisp décor flowing throughout the home in an understated contemporary palette, warmly enhanced by natural wood tones and soft carpeting. The hall features excellent built-in storage, an oak staircase, and a further side entrance.

Positioned off the hall are the semi-open-plan living room and kitchen, both flowing into a generous southwest-facing sun room with scenic views. The living room is centred around a modern log-burning stove, while the kitchen boasts sleek gloss-white cabinetry fully integrated with a dishwasher, fridge freezer, wine fridge, double oven, and induction hob with hood. The kitchen can also comfortably accommodate seated dining, relaxed entertaining, and casual breakfasts. Across the hall, a utility room provides discreet space for laundry appliances.

The accommodation includes a ground-floor double bedroom with built-in storage, served by a bright shower room—ideal for guests, multigenerational living, or flexible uses such as a cosy family room.

## HEAD ON UP

Upstairs, off a landing with extensive storage, are two further double bedrooms, including the principal, both with fitted wardrobes, alongside a single bedroom/peaceful study. A skylit family bathroom completes this level, featuring a shower over the bath and a double vanity basin.





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THREE DOUBLE BEDROOMS,  
SINGLE BEDROOM/PEACEFUL STUDY,  
GROUND-FLOOR SHOWER ROOM  
AND FIRST-FLOOR BATHROOM



## TOUR THE GROUNDS

Reached via a five-bar gate, the generous monoblock driveway provides ample private parking. The enclosed plot also includes a dining terrace and a lawned garden, both benefiting from afternoon sun, as well as a large powered storage shed/dedicated workshop space. The extended rear garden incorporates a productive allotment section with established planting beds.

## TELL US ABOUT

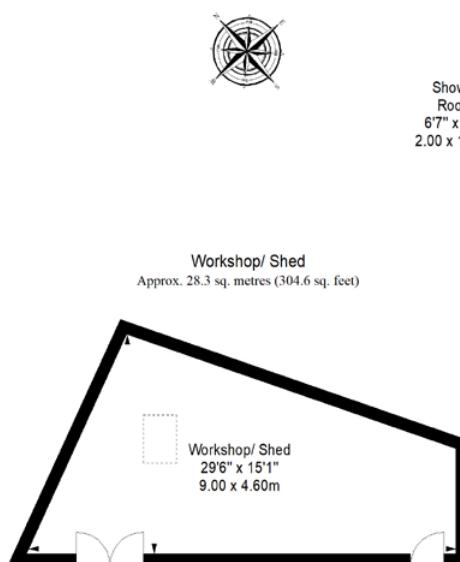
### EDDLESTON

The small and picturesque conservation village of Eddleston in the unspoilt Borders countryside offers the best of both worlds: a rural haven only four miles from Peebles yet only a short 17-mile commute to the heart of Edinburgh's bustling city centre. The village offers picture-perfect landscapes nestled between the Eddleston Water and Longcote Burn, offering delightful country walks, as well as a cycle path from Eddleston to Peebles. The village itself has a church and a community-run village hall hosting events throughout the year, plus a village pub and restaurant. The nearby Barony Castle offers a restaurant, bar, and lounge with accommodation and full spa facilities. A short drive will take you to the bustling historic market town of Peebles. A real destination for shopping, arts, and culture, the town has a wide range of independent shops and businesses, which are supplemented with a select few high-street stores and supermarkets. There is no shortage of everyday essentials, including banks, pharmacies, and a post office, plus a choice of restaurants, bars and cafés. Here can be found education options at primary and secondary level. Peebles also hosts a varied programme of cultural events and attractions all year round, with the main venue being the Eastgate Theatre & Arts Centre. Eddleston's location on the A703 makes commuting to Edinburgh City Bypass and Peebles fast and convenient.

# FLOORPLAN

## THE DETAILS

Extras: The sale includes all fitted flooring, window coverings (excluding the principal bedroom), light fittings, and integrated appliances.



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