Peebles
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Offers Over £240,000

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58 Eliots Park, Peebles, EH45 8HB













This extended three-bedroom semi-detached home offers a versatile layout, generous garden grounds and private parking for two vehicles. Occupying a larger than expected plot, the property also benefits from a substantial detached workshop, providing valuable additional space for storage, hobbies or those requiring a dedicated workspace.

The extension has enhanced the overall footprint of the property, creating a home that is well suited to modern family life. A separate utility room and ground floor shower room further add to the property's day-to-day practicality and flexibility.

Outside, the gardens extend to the front, side and rear, providing plenty of outdoor space to enjoy throughout the year. Combined with private parking and well-proportioned accommodation, the property offers a practical balance of internal and external space that will appeal to a wide range of buyers.

Situated within an established residential area of Peebles, the property is conveniently positioned for local amenities, schooling and access to the town centre.

Accommodation

GROUND FLOOR
* Hallway
* Living / dining room with feature fire
* Modern fitted breakfasting kitchen
* Shower room
* Utility room

FIRST FLOOR
* Upper landing
* Three spacious bedrooms
* Family bathroom

ADDITIONAL INFORMATION
* Gas central heating
* Double glazing
* Private garden grounds to the front, side and rear.
* Timber workshop
* Driveway providing ample parking
* EV charger

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Approximate Gross Internal Area
119.5 sq m / 1286 sq ft
Workshop = 19.7 sq m / 212 sq ft
Total = 139.2 sq m / 1498 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. fourlabs.co © (ID1349503)

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 C

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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