

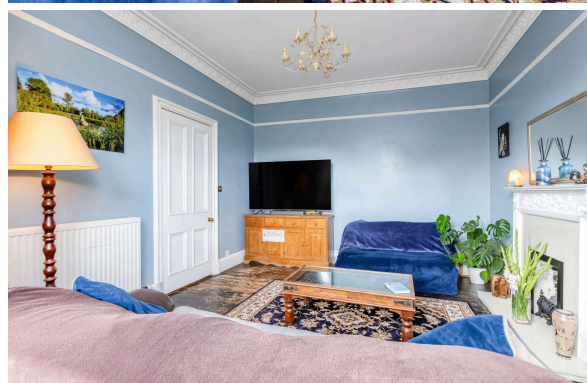


STROWAN COTTAGE

20 Wemyss Place
PEEBLES | BORDERS | EH45 8JT


warner's
solicitors & estate agents





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Nestled on a handsome, quiet street in the heart of sought-after Peebles, moments from Peebles golf club, first rate schools and excellent local amenities is this spacious semi-detached stone built villa. There is pedestrian access from the end of the street to both the golf club and primary school. Boasting private front and rear gardens, ample on street parking, scenic countryside views and opulent period charm this property would make an ideal buy in a tranquil, yet well-connected location.

Set in the stunning Peebles conservation area the property opens into a welcoming entrance hallway with two deep storage cupboards. Accessed from here is a bright south-facing bay windowed lounge with detailed cornicing and feature fireplace. At the rear is a contemporary dining kitchen with attractive units, new flooring and generous dining space, and a useful utility room with garden access. The downstairs accommodation is completed by a stylish bathroom with bath and separate shower.

Following up a sweeping staircase with original wooden bannister, the upper level enjoys three well-proportioned bedrooms, while the fourth bedroom, currently used as a home office, would also serve as an ideal nursery. An upstairs WC complements the main bathroom downstairs.

Externally the secluded, sunny rear garden is mainly laid to lawn with a delightful pond and seating area at the top section. The garden is brimming with colourful plants, shrubs, flowers and trees and on the lower section is a paved patio area ideal for entertaining. The front garden is a low maintenance haven with tall borders giving the area a high degree of privacy.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





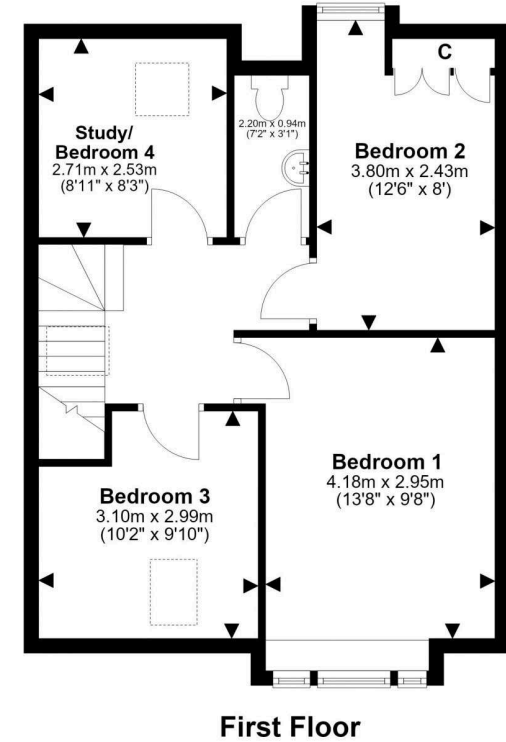
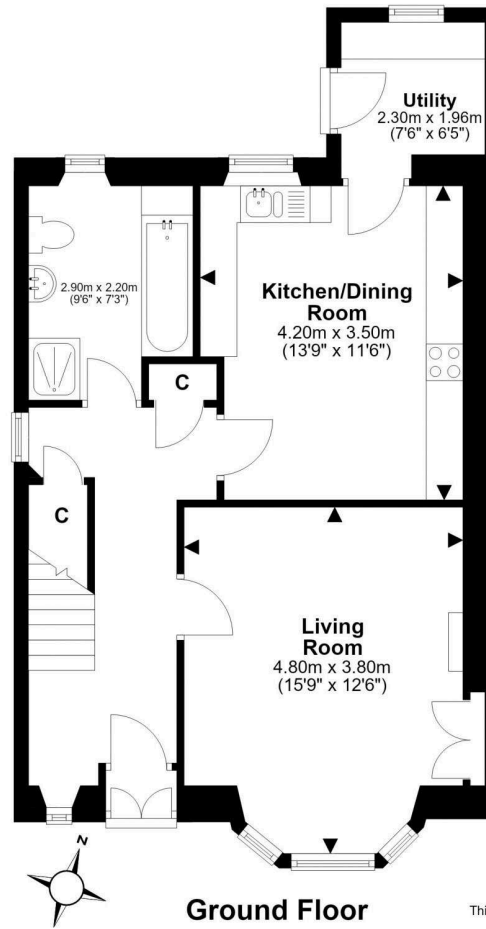
- Semi-detached stone built home in the heart of Peebles conservation area
 - Quiet cul-de-sac close to excellent amenities and quick transport links to Edinburgh
 - Private front and rear gardens, ample on street parking
 - Opulent period features including cornicing and fine fireplace
 - Welcoming hallway with deep storage cupboards
 - Bright South facing bay windowed lounge
 - Large dining kitchen with attractive units, generous dining space and utility room off
 - Stylish main bathroom with bath and separate shower
 - Four bedrooms and a useful W/C compartment
 - Gas central heating
 - Double glazing
- Energy Rating E
- Council Tax band E
- Included in the sale will be the oven, washing machine and fridge freezer.



The Royal Burgh of Peebles lies on the banks of the River Tweed and is situated some 23 miles south of Edinburgh. This highly regarded market town boasts a range of amenities which are quite exceptional, with small specialist shops, High Street Outlets and well reputed bars and restaurants all on offer. Situated as it is close to some of the Borders finest open countryside, the area is perfect for those enjoying outdoor pursuits, including hill walking, fishing, tennis, golf and mountain biking at the renowned Glentress Forest. The area supports the usual banking and postal service facilities. Other places of interest include Peebles Hydro, Stobo Castle, Traquair House, Dawyck Botanic Gardens and Neidpath Castle, and the town plays host to the Peebles Jazz Festival and the Arts Festival each year. Peebles is well situated for those commuting to Edinburgh and is within easy reach of excellent road links and the motorway network system.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.