

**Peebles**  
Call 01721 723999

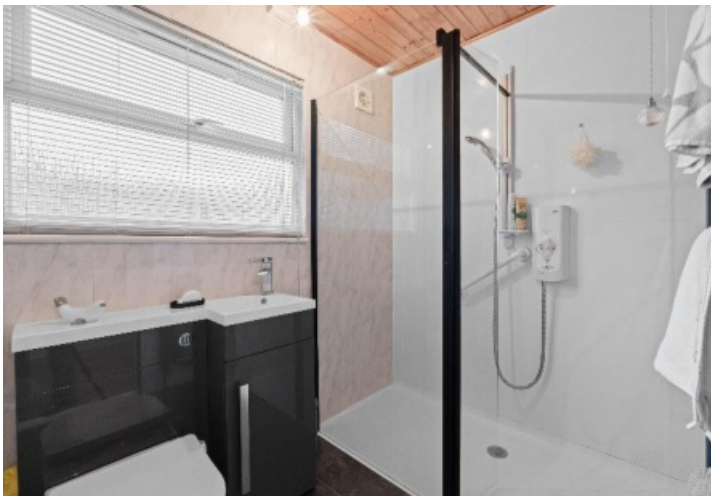
**Offers Over £250,000**

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

[WWW.CULLENKILSHAW.COM](http://WWW.CULLENKILSHAW.COM)



**2 Elibank Road, Eddleston, Peebles, EH45 8QL**



Fully renovated semi-detached property, extending to approximately 93m<sup>2</sup> (or thereby), is situated within the village of Eddleston. Originally constructed around 1950 and of Swedish timber construction, the property has fully renovated throughout, now presenting a turnkey home finished to a modern standard throughout.

Externally, the property benefits from garden grounds to the front, side and rear. The rear garden is fully enclosed, predominantly laid to lawn, and enjoys far-reaching open views, providing a private outdoor setting.

Further benefits include a detached single garage with power and light, offering useful storage or workshop space.

## Accommodation

### GROUND FLOOR

- \* Hallway
- \* Living room
- \* Kitchen
- \* Dining room with patio doors to the rear
- \* Double bedroom
- \* Shower room

### FIRST FLOOR

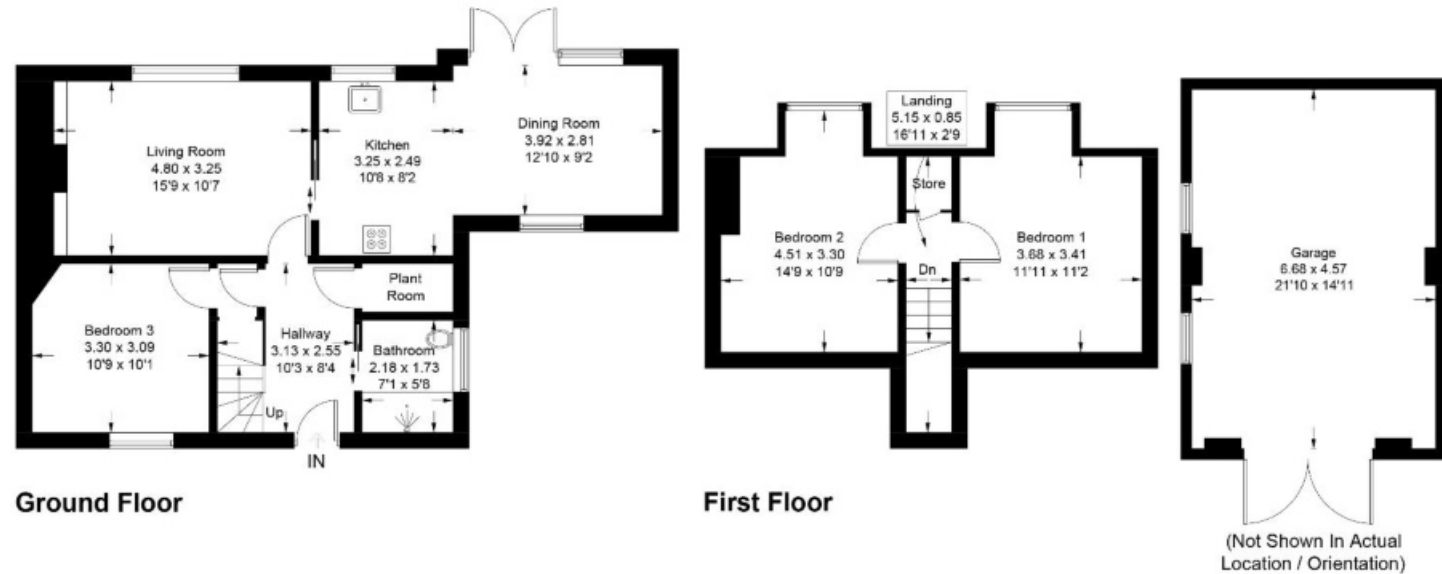
- \* Upper landing
- \* Two spacious double bedrooms

### ADDITIONAL INFORMATION

- \* Air source heat pump
- \* Double glazing
- \* Driveway providing ample parking
- \* Single detached garage with power and light
- \* Private garden grounds to the front, side and rear
- \* Photovoltaic cells on the roof, which potentially give a degree of electricity generation back to the property

## 2 Elibank Road, Eddleston, EH45 8QL

Approximate Gross Internal Area = 93.5 sq m / 1006 sq ft  
 Garage = 30.5 sq m / 328 sq ft  
 Total = 124.0 sq m / 1334 sq ft



Ground Floor

First Floor

(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1283073)

### Situation

Eddleston is a semi-rural village which enjoys a range of local facilities including a village hall, hotel, pub/restaurant and a café. Ideally placed for enjoying the benefits of the countryside whilst being within easy commutable distance of Edinburgh, (just 15 miles from Edinburgh City Bypass) and surrounding border towns. Local attractions include The Great Polish Map of Scotland located within the grounds of Barony Castle Hotel and Spa, and the Meldon hills; Black Meldon, White Meldon and Dundriech for those who are keen walkers, nature enthusiasts and cyclists. A new path/ cycle route has just been completed linking Eddleston with Peebles. The popular town of Peebles (5 miles away) offers a full range of facilities. The area is also well-renowned for world-class outdoor pursuits, including salmon fishing, mountain biking, hiking, golf and horse riding. Highly ranking secondary schooling is available in Peebles for which there is a school bus.

### 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 water, electrics and drainage.

### EPC

Band B

### Council Tax

Band A

### 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**

5 Northgate,  
Peebles, EH45 8RX  
Phone: 01721 723999  
Fax: 01721 723888  
Email: peebles@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels, Tel 01896 758 311  
Jedburgh, Tel 01835 863 202  
Hawick, Tel 01450 3723 36  
Kelso, Tel 01573 400 399  
Melrose, Tel 01896 822 796  
Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867  
Tranent, Tel 01875 611211



Full members of:

