

Peebles

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Offers Over £720,000



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**The Ridge, Hydro Gardens, Innerleithen Road, Peebles,
EH45 8BQ**



Occupying a prime position within the highly sought-after Hydro Gardens development, set amidst the former grounds of the historic Peebles Hydro Hotel, this exceptional detached family home was constructed circa 2017 and offers an outstanding combination of contemporary design, generous proportions and high-quality finishes throughout.

Extending to approximately 213m2 the property has been thoughtfully designed to provide spacious, versatile accommodation ideally suited to modern family living. At its heart is an impressive open-plan kitchen and dining space, creating the perfect setting for everyday life and entertaining alike, complemented by beautifully presented interiors and an abundance of natural light. A generous double garage, landscaped gardens and a peaceful setting further enhance the home's appeal.

Occupying one of Peebles' most desirable residential developments, the property enjoys an excellent balance of tranquility and convenience, with the town centre, highly regarded schools, scenic walks and an excellent range of local amenities all within easy reach. Combining modern family living with an enviable location, this is a superb opportunity to acquire a beautifully appointed home in one of the Scottish Borders' most prestigious developments.

Accommodation

GROUND FLOOR

- * Welcoming entrance hallway with staircase to the first floor
- * Elegant bay-windowed living room
- * Spacious family room
- * Impressive open-plan kitchen with integrated appliances and dining room with French doors to the garden
- * Utility room with internal access to the double garage
- * Cloakroom

FIRST FLOOR

- * Upper landing
- * Master bedroom featuring a bay window, fitted wardrobes and a stylish en suite shower room
- * Second double bedroom with fitted wardrobes and en-suite shower room offering flexible family or guest accommodation
- * Two further double bedrooms with fitted wardrobes
- * Family bathroom with separate shower compartment

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Set within a generous area of private garden ground, with the fully enclosed rear garden providing an excellent level of privacy and an ideal space for family use
- * Driveway providing ample parking
- * Integral double garage with power and lighting, providing secure parking and excellent storage
- * EV Charger



Approx. Gross Internal Floor Area 213 Sq M / 2297 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.

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 B

Council Tax

Band G

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

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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.