

Peebles

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Offers Over £320,000



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Meldon View, Eddleston, Peebles, EH45 8QJ



Meldon View is a detached `Dorran` bungalow set in an elevated position with far - reaching, panoramic views over the surrounding countryside and the River Tweed valley. The outlook gives the home a wonderful sense of space and tranquility, with light pouring in and the scenery forming a constant backdrop to daily life. Thoughtfully extended and beautifully maintained, it offers a rare combination of privacy, charm, and convenience - a peaceful retreat within easy reach of Peebles and the village of Eddlestone.

Accommodation

GROUND FLOOR

- * Entrance vestibule
- * Hallway
- * Open plan living / dining room with wood burning stove
- * Conservatory
- * Breakfasting kitchen
- * Rear hallway
- * Utility room
- * Master bedroom with en-suite shower room and fitted wardrobes
- * Three further spacious bedrooms
- * Family bathroom with over-bath shower

ADDITIONAL INFORMATION

- * Double glazing
- * Oil fired central heating
- * Private wraparound garden
- * Double garage with power and light
- * Driveway providing ample parking

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Approximate Gross Internal Area = 144.7 sq m / 1557 sq ft

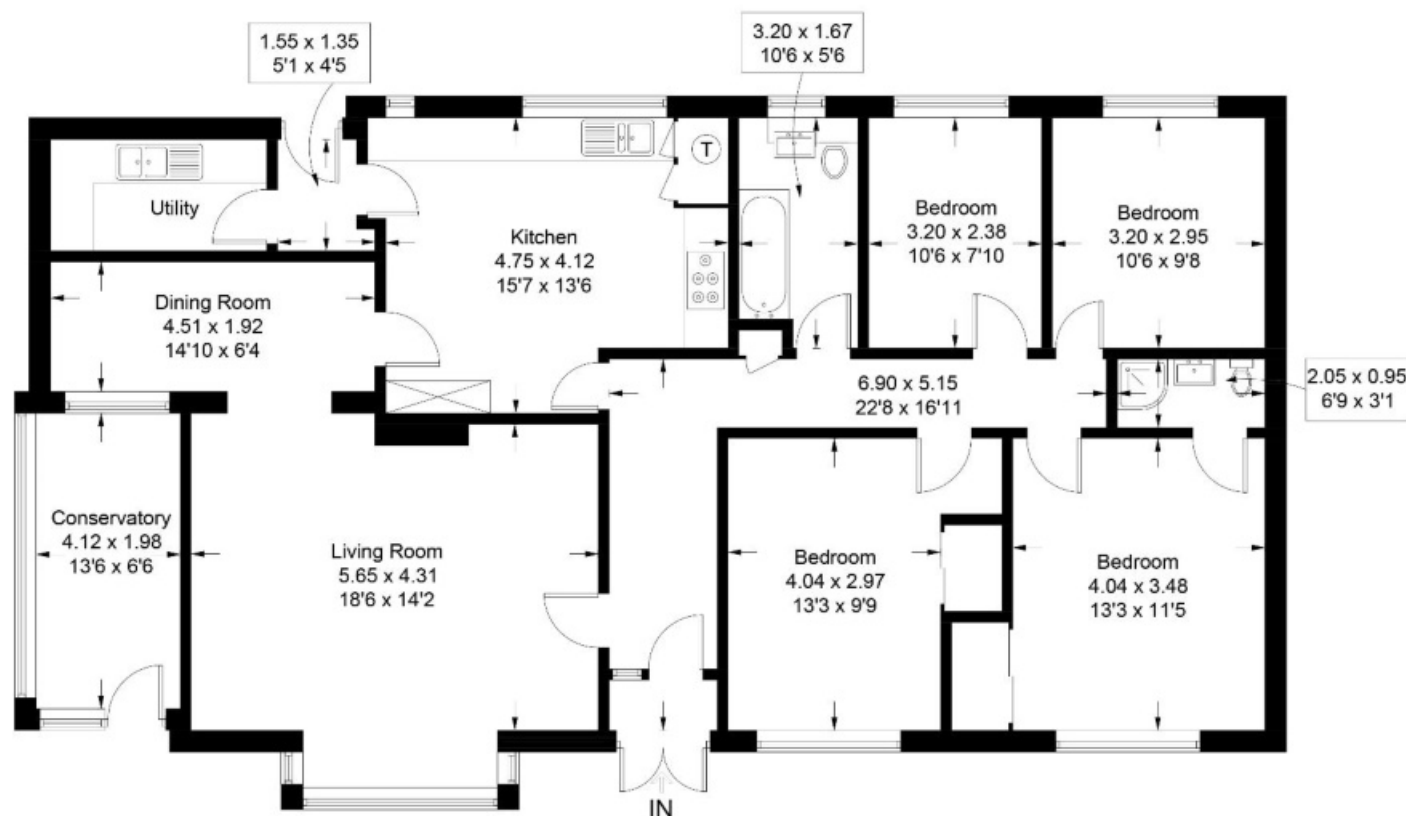


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1331512)

Situation

Eddlestone 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 Dundrieh for those who are keen walkers, nature enthusiasts and cyclists. A new path/ cycle route has just been completed linking Eddlestone 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 electricity, private water and septic tank drainage.

EPC

Band D

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.

Interested in this property?
Peebles
Call 01721 723999

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

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Full members of:



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.