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55 EDDERSTON ROAD

PEEBLES, SCOTTISH BORDERS EH45 9DT



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WELCOME TO

55 EDDERSTON ROAD

Occupying a generous plot on the peaceful southern edge of Peebles, this three-bedroom detached bungalow enjoys an enviable open outlook across rolling countryside. The spacious and versatile interiors now offer an exciting opportunity for modernisation, allowing the new owner to create a comfortable home tailored to their own tastes. With all accommodation arranged on one level, the property will appeal to a wide range of buyers, while cellar space, mature gardens, a private driveway, and an attached single garage enhance its appeal.



THE HIGHLIGHTS

- Three-bedroom detached bungalow
- Peaceful edge-of-town setting with countryside views
- Exciting opportunity for modernisation
- Exceptionally generous living room
- Bright sun room overlooking the garden
- Kitchen with utility room
- Three flexible bedrooms
- Naturally lit shower room
- Gas central heating and double glazing
- Extensive cellar storage space
- Established front and rear gardens





TAKE A LOOK AROUND

The front door opens into an entrance hall with useful built-in storage. To the right lies the exceptionally spacious living room, where a broad picture window captures abundant natural light and a stone fireplace creates a homely focal point. Glazed doors extend the reception space into a bright sun room, taking full advantage of the far-reaching rural views. The kitchen is fitted with a range of cabinets and offers space for freestanding appliances, along with direct access to the conservatory. A separate utility room provides further storage and practical laundry facilities.

BEDROOMS & BATHROOM

Three bedrooms are positioned together on the opposite side of the bungalow. The generous principal bedroom benefits from fitted wardrobes and an attractive open outlook, while the second double bedroom also incorporates built-in storage. The third bedroom would be equally suitable as a child's room, home office, or hobby space. Completing the accommodation is a naturally lit shower room. The property further benefits from gas central heating and double glazing.



TOUR THE GROUNDS

Outside, the bungalow is accompanied by established gardens to the front and rear. The enclosed rear garden features a lawn, colourful planting, and space for outdoor seating, with open countryside immediately beyond its boundary. An external door provides access to an extensive cellar space under the main house, while a gated private drive leads to the attached single garage, offering secure parking and further storage.





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THREE FLEXIBLE BEDROOMS
AND A NATURALLY LIT
SHOWER ROOM





THE DETAILS

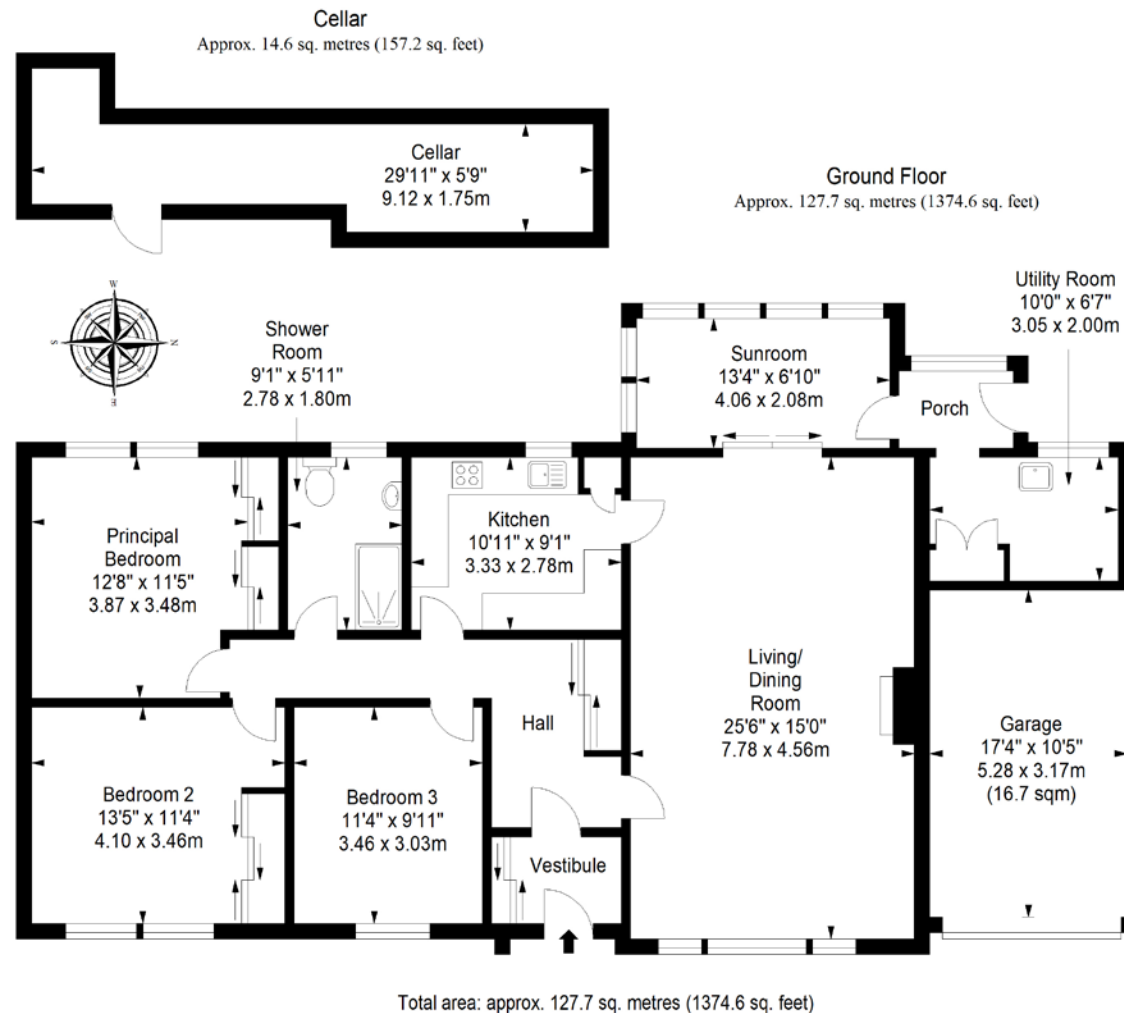
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TELL US ABOUT

PEEBLES, SCOTTISH BORDERS

Nestled in the Tweed Valley, within the Scottish Borders, the charming Royal Burgh of Peebles is a historic and picturesque town. The town has been recognised as the 'Top Independent Retailing Town in Scotland' with a wealth of independent shops, but also benefits from a handful of high-street supermarkets, including a Tesco superstore, banks, and a post office. The town is home to numerous top-quality restaurants, bars, and cafés and is considered a cultural hub, with the distinguished Eastgate Theatre & Arts Centre hosting a wide range of arts events throughout the year. There are also a number of annual festivals held in the town, including the Beltane Festival, the Peebles Jazz Festival, and the renowned Arts Festival. Situated on the banks of the River Tweed, famous for salmon fishing, and set within an area of outstanding beauty, Peebles promises a perfect base from which to enjoy all the countryside has to offer – from scenic riverside and parkland walks to horse riding and cycling. There is also an 18-hole golf course within the town, as well as a leisure centre and a swimming pool. For those with children, Peebles' catchment area encompasses some highly-regarded schooling, from nursery to secondary level. Peebles is also a popular Borders retreat for commuters, located just over 20 miles from Edinburgh city centre and within easy commuting distance from the city bypass, airport, and motorway network.

FLOORPLAN



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