

Peebles

Call 01721 723999

Offers Over £485,000



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SOLICITORS & ESTATE AGENTS

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26 Edderston Road, Peebles, EH45 9DT



Set on the south side of Peebles in a quiet, well-established residential area, this spacious four-bedroom detached home offers generous living areas and a flexible layout suited to family life. The property has been extended by the current owner, providing additional accommodation and further enhancing the versatility of the home. The house enjoys a private wrap-around garden and a pleasant outlook, combining comfort with a sense of openness. Well-maintained throughout, it provides a ready-to-move-into option in one of the town's most desirable locations -ideal for buyers seeking space, light and a peaceful setting close to local amenities.

Accommodation

GROUND FLOOR

- * Hallway
- * Living room with wood-burning stove
- * Newly installed dining kitchen with patio doors to the rear
- * Sitting room with patio doors to the garden
- * Master bedroom with fitted wardrobes and en-suite shower room
- * Further spacious double bedrooms
- * Family bathroom with separate shower compartment

FIRST FLOOR

- * Upper landing
- * Two further bedrooms
- * Shower room

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Private garden grounds to the front, side and rear

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Approximate Gross Internal Area = 166.8 sq m / 1795 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1332940)

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 C

Council Tax

Band F

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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Peebles, EH45 8RX
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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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