

**Peebles**

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**Offers Over £358,000**



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**26 Wemyss Place, Peebles, EH45 8JT**







Constructed circa 1890, this semi-detached whinstone villa, a superb example of the Victoria era, with bay window, high ceilings and ornate coving. The property has subsequently been extended to the rear, and recently partially upgraded, offering flexible living accommodation with scope to become an excellent family home. The property is situated within a highly sought after, peaceful location, forming part a cul-de-sac of predominantly similar style properties. Early viewing of this property is recommended.

## Accommodation

### GROUND FLOOR

- \* Entrance vestibule
- \* Hallway and under stairs storage
- \* Bay windowed Living room with solid fuel stove
- \* Open plan kitchen / dining room with open fire
- \* Bedroom (plumbing in situ for conversion to shower room, if desired)

### FIRST FLOOR

- \* Landing
- \* Spacious double bedroom
- \* Further bedroom with open fireplace
- \* Box room / Study
- \* Family bathroom

### ADDITIONAL INFORMATION

- \* Private garden ground to the front, side and rear
- \* External Store
- \* Mixture of original sash and case single glazed and double glazed windows
- \* Large attic with potential for conversion (subject to consent)
- \* Planning permission has been obtained for alterations which can be viewed on the SBC planning portal Ref. No: 22/00483/FUL which include -
  - \* addition of a ground floor cloakroom (plumbing in situ)
  - \* addition of two velux windows and french door in the kitchen
  - \* addition of an en-suite shower room
  - \* replacement of larger velux windows in stairwell and attic

## 26 Wemyss Place, Peebles, EH45 8JT

Approximate Gross Internal Area = 116.5 sq m / 1254 sq ft

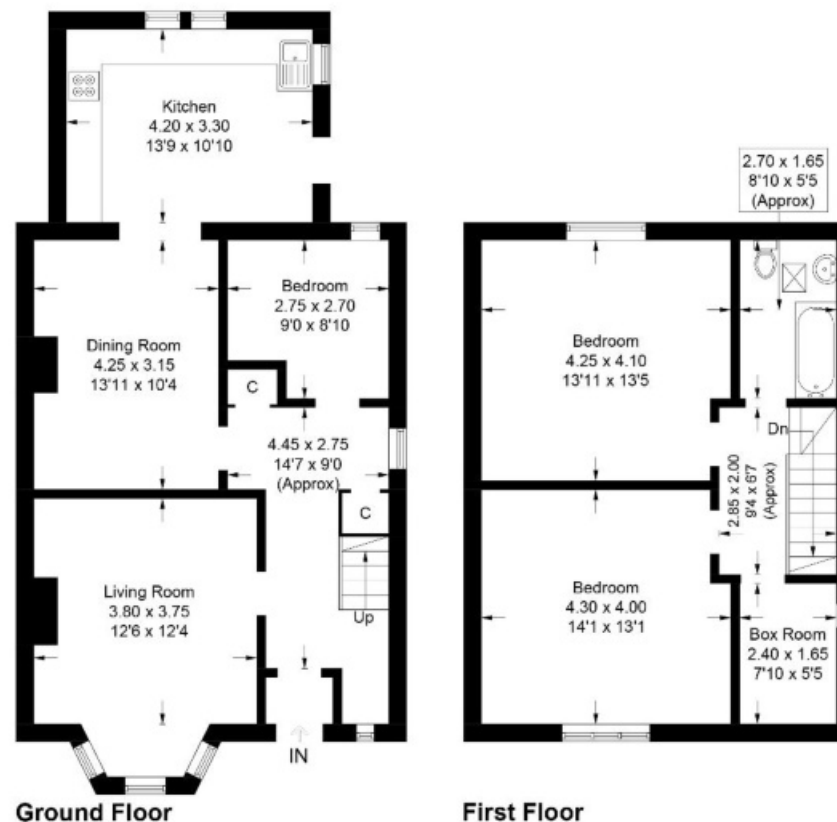


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1031024)

### 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

Mains electricity, water and drainage.

### Services

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods

### EPC

Band F

### Council Tax

Band E

### 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  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
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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.