

Peebles

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Offers Over £590,000

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Dunrig, Eshiels Mill, Eshiels, Peebles, EH45 8NQ



Three storey, split-level, detached family home with an extremely versatile layout, an internal footprint extending to 204m² or thereby, with uninterrupted, far reaching views over the surrounding countryside and occupying a generous corner plot (circa 0.3 of an acre) within a highly desirable hamlet of similar style properties, enjoying the benefits of a rural location whilst being just 2 miles from Peebles and a stone's throw from Glentress Forest,

Accommodation

GROUND FLOOR

- * Entrance vestibule
- * Hallway
- * Triple aspect, open plan kitchen / dining / family room with conservatory off and offering direct access to the rear garden
- * Utility room
- * Dining room / further bedroom
- * Master bedroom with fitted wardrobes and en-suite bathroom
- * Guest bedroom with fitted wardrobes and en-suite shower room
- * Two further double bedrooms with fitted wardrobes
- * Bathroom
- * Cloakroom

FIRST FLOOR

- * Light-filled living room with Velux and full height windows allowing for stunning, ever-changing countryside views
- * Office / further bedroom

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Photovoltaic panels supplying electricity back to the National Grid
- * Direct access to fields and beyond to river and cycle path offering an off-road connection to Peebles and Innerleithen
- * Professionally landscaped and planted garden, boasting wide variety of varied and unusual shrubs and plants
- * Garden patios (front and rear) and deck provide suntraps from morning until night
- * Double detached garage
- * Graveled driveway providing ample parking for multiple vehicles
- * School & public bus stop nearby (X62 service connecting to Peebles/Edinburgh/Galashiels)

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Approximate Gross Internal Area = 204.0 sq m / 2196 sq ft

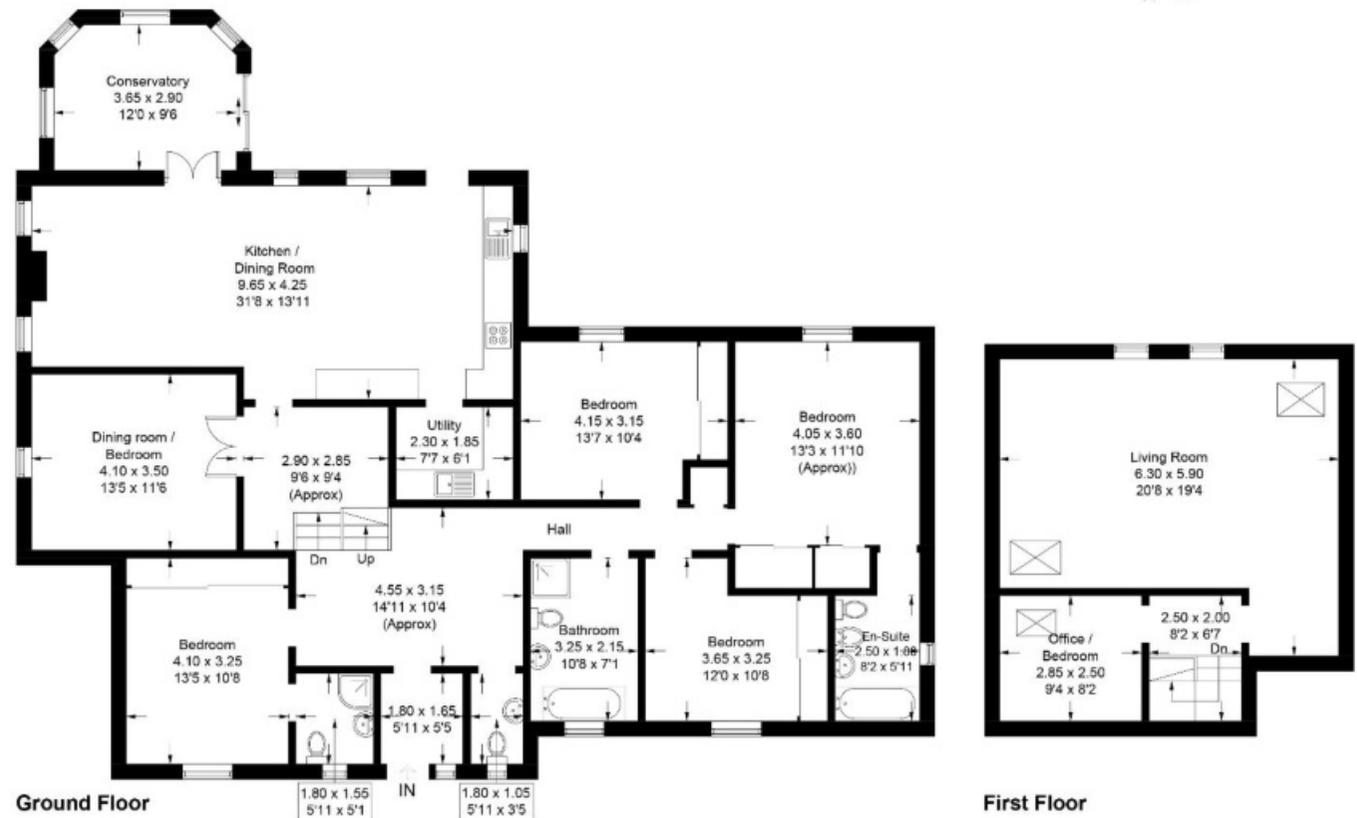


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1035798)

Situation

The property is located in Eshiels Mill, close to Glentress and only a short distance to the nearby town of Peebles. It is an idyllic and highly accessible location within easy commuting distance of Edinburgh and the other Borders towns. In Peebles you will find an excellent range of shops, restaurants, bars, supermarkets and a popular arts theatre. Highly regarded schooling is available from nursery through to secondary years and there is a wide range of recreational facilities including the Gytes Leisure Centre, Peebles Swimming Pool and an abundance of outdoor pursuits such as hill walking, fishing in the River Tweed, which ranks amongst the very top Salmon fishing rivers in the world, golfing 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, septic tank drainage, Photovoltaic panels.

EPC

Band C

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

5 Northgate,
Peebles, EH45 8RX
Phone: 01721 723999
Fax: 01721 723888
Email: peebles@cullenkilshaw.com

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

Also At:

Galashiels,	Tel 01896 758 311
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Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



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.