



GILSON GRAY

LAW • PROPERTY • FINANCE

38 GALLOW HILL, PEEBLES

Scottish Borders, EH45 9BG



Enjoying a peaceful setting in sought-after Peebles with spectacular rural views, this remarkably spacious detached dormer-bungalow offers up to five double bedrooms (one with a studio/dressing room), a shower room, a four-piece bathroom, a study, a dining kitchen with a utility room, a sun room with garden access, a south-facing snug/living room open to a formal dining room, and excellent built-in storage. The property sits on enclosed grounds with generous mature gardens, a gated driveway, and an attached double garage.

Extras: All fitted floor and window coverings and light fittings are included.



FEATURES

- Peaceful setting with picturesque views
- Generous detached dormer-bungalow
- Versatile interiors with updating opportunities
- Airy reception hall
- Open-plan living room/snug and dining room
- Bright dining kitchen with utility room leading to:
- Sunroom with garden access
- Five double bedrooms (one with studio/dressing room)
- Ground floor modern bathroom with shower and bath
- First-floor shower room
- Home study
- Outstanding incorporated storage
- Enclosed gardens, south-facing to the front
- Private gated driveway
- Attached double garage
- Gas central heating, solar panels, and double glazing
-







"AN EXPANSIVE TWO-
STOREY HOME TOTALLING
OVER 3450 SQUARE FEET,
WITH EXCELLENT VERSATILITY
FOR EVER-CHANGING
FAMILY NEEDS."





EPC RATING:



COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366





GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop

rightmove Zoopla.co.uk OnTheMarket

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.