



REDSKAUR NETHER KIDSTON FARM, PEEBLES, EH45 8PJ

WALKER SCOTT IRELAND
CHARTERED SURVEYORS, VALUERS, LAND & ESTATE AGENTS



A MODERN, FOUR/FIVE BEDROOM DETACHED HOUSE, WELL SET IN A HIGHLY DESIRABLE RURAL VALLEY LOCATION, BUT CLOSE TO FULL TOWN AMENITIES

FRONT DOOR VESTIBULE; HALL; DINING ROOM; LIVING ROOM; PLAYROOM/BEDROOM 5; KITCHEN; BREAKFAST ROOM; WC; MASTER BEDROOM WITH ENSUITE SHOWER ROOM; THREE FURTHER BEDROOMS; AND BATHROOM. GOOD SIZED AND FULLY ENCLOSED GARDEN. OFF-STREET CAR PARKING. OPEN COUNTRYSIDE TO THE FRONT. SOUTHERLY VIEWS DOWN THE VALLEY. CLOSE TO CYCLE PATH AND COUNTRYSIDE WALKS.

LOCATION

Redscaur is situated approximately two miles north of Peebles within the Eddleston Water valley and is accessed off a private road to Nether Kidston Farm from the A703 Edinburgh Road or directly from the new Eddleston Water Multi-Use path from Peebles to Eddleston. Peebles is a thriving market town set on the River Tweed and surrounded by magnificent countryside. It lies approximately 25 miles south of Edinburgh which makes it popular with commuters and families. Local buses travel on a regular basis into Edinburgh city centre, in addition to Galashiels to the east. It retains a full range of shops and services as well as primary and secondary schooling. The wider area retains an abundance of outdoor pursuit opportunities, including fishing, hillwalking, trail running and mountain biking, with the famous mountain biking location of Glentress Forest situated 2 miles to the east of the town.

DIRECTIONS

From Edinburgh, take the A703 south from the Hillend junction, through Penicuik and continue straight on at the Leadburn junction (signposted "Peebles A703"). Continue through the village of Eddleston and beyond the "30" limit for approximately two miles. Pass the entrance to Cringletie House Hotel and continue for another quarter of a mile. Turn right onto the tarmac farm road (Nether Kidston Farm), just after the house known as "Moy Hall", and Redscaur is the second house on the right.

Post Code: EH45 8PJ. It is strongly recommended that you do not rely on Satnav in this rural location and check on a route map prior to any scheduled viewing.
What3Words: ///material.cookery.ooze

DESCRIPTION

Redscaur is a well-proportioned, one and a half storey detached house, constructed in 2001 with rendered external walls under a slate roof and timber frame, double glazed windows throughout. The house is well designed with good sized principal rooms taking advantage of the south facing views and providing accommodation ideally suited for family occupation.

Outside, there is a wrap-around garden of mainly lawns, but with paved and gravel seating areas, all enclosed by mature high hedges and shrubs and providing a high level of seclusion and amenity. The outside space also includes a good-sized parking area to the front. Beyond the garden to the north (rear), east and west are adjoining detached houses, creating a small "hamlet", but with open fields beyond, maintaining an overall rural feel.

Close by to the east is the new Eddleston Water Multi-Use Path, linking Peebles to the south with Eddleston to the north and providing a safe access route to Peebles for walking or cycling. Additional paths close by allow excellent additional walking or cycling options, directly from the property.

ACCOMMODATION

Accommodation comprises:

Ground floor – Front door vestibule; hall; dining room; living room with bay window and French windows to the garden and a log burning stove; playroom/bedroom 5; kitchen with wall and base units, combined LPG/electric "Smeg" cooker/oven, dish washer, washing machine and fridge freezer; breakfast room, with door to the rear garden; and WC with oil boiler
First floor – landing; master bedroom with ensuite shower room; three further bedrooms; and bathroom

OUTBUILDINGS

Timber garden shed.

COUNCIL TAX

The property is assessed for Council Tax as Band G.

SERVICES

Mains electricity and mains water. Oil boiler heating and hot water with supplementary electric immersion. Private drainage to a septic tank, located within the garden. Fibre broadband connection.

ITEMS INCLUDED

All carpets, blinds/curtains and light fittings. Kitchen appliances. Other items may be available by separate negotiation.

HOME REPORT

A copy of the Home Report is available to interested parties from the selling agents.

ACCESS

Access is over a short section of private road leading to Nether Kidston Farm, for which there are full access rights. This private road is also designated as a "Core Path".

HORSE GRAZING LAND

Nearby grazing land, suitable for horses, may be available to rent by separate negotiation.

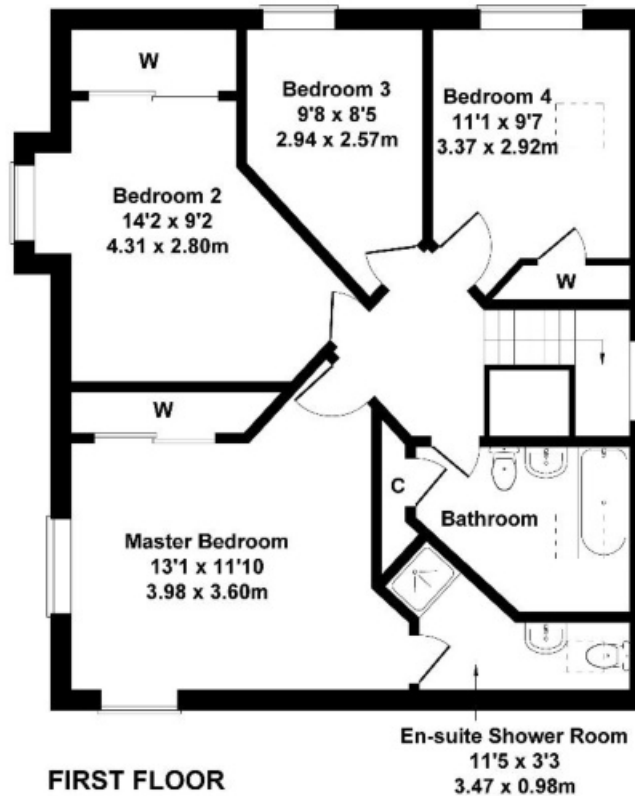
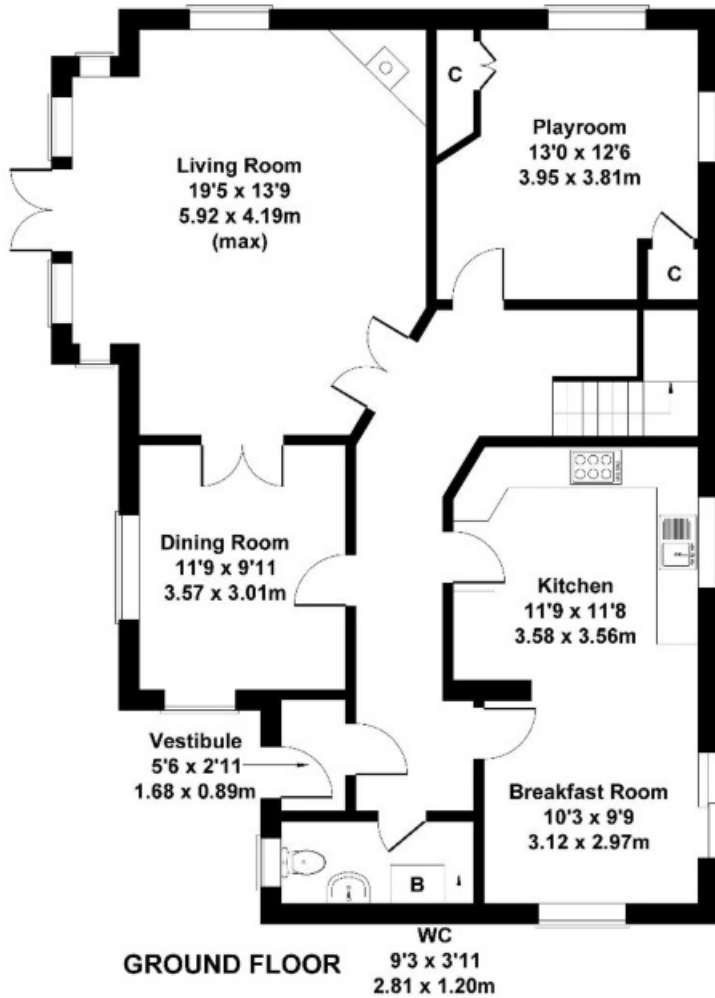
VIEWINGS AND FURTHER INFORMATION

For further information or to arrange an appointment to view please contact Walker Scott Ireland Ltd. Viewing is strictly by appointment. Interested parties are advised to note interest with Walker Scott Ireland Ltd in order to be kept informed of any closing date that is set. Please note, our client need not accept the highest offer, nor indeed any offer.

ANTI-MONEY LAUNDERING REGULATIONS

To comply with current Anti-Money Laundering Regulations, any offer presented must be accompanied with Notarised/certified photographic evidence of the purchaser's identity and separate evidence of the purchaser's residential address, or the offering parties must attend our offices with the original documents, before any acceptance of the offer can be confirmed and the property put "Under Offer".

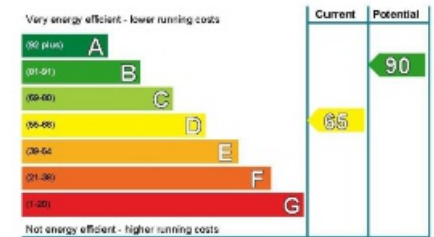




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Reference Number 9249-1009-2208-8334-4200

82 High Street, Peebles, EH45 8SW

TEL: 01721 721669

Email: enquiries@walkerscottireland.com

WWW.WALKERSCOTTIRELAND.COM

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