

A two-story stone house with a slate roof, surrounded by a green lawn and trees. The house has a central entrance with a small porch and several windows. A gravel path leads to the front door. The background is filled with tall evergreen trees under a blue sky with white clouds.

Galbraith

BELLSPool GARDEN HOUSE
PEEBLES, SCOTTISH BORDERS



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Charming 3-bedroom detached property located in a rural and in a scenic setting.

Broughton 4 miles ■ Peebles 8 miles ■ Biggar 10 miles ■ Edinburgh 28 miles

- 2 reception rooms, 3 bedrooms
- Exceptional, much sought after location in the scenic Upper Tweed Valley
- Close to Dawyck Botanic Garden
- Good commuter links to Edinburgh and Glasgow
- Traditional estate house
- Generous garden

Galbraith

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SITUATION

The Garden House is situated in the picturesque Upper Tweed Valley and in close proximity to the well renowned Dawyck Botanic gardens which has an award-winning visitor centre. The cottage is located approximately 4 miles from the village of Broughton. Broughton has a number of facilities including an excellent tearoom, thriving village shop and a garage it also boasts an excellent primary school, tennis court and bowling club.

The attractive towns of Peebles and Biggar are close by and provide a wide range of facilities including secondary schools, restaurants, bars, shops and professional services. There is a regular bus service to Biggar and Peebles and onto neighbouring towns and a school bus to both primary and secondary schools in Peebles. The area is in an accessible location with Edinburgh approximately 28 miles to the north and Glasgow 58 miles to the northwest.

Peeblesshire is one of the most beautiful and accessible parts of the Borders with rolling hills, farmland and woodlands. The area is renowned for its outdoor activities. The River Tweed is the most prolific salmon river in Scotland and shooting can be arranged on nearby estates. There are golf courses at Innerleithen, Peebles and Cardrona. Peebles Hydro and Cardrona Hotel both offer good leisure facilities and Glentress Forest is a fabulous facility for mountain bikers.

DESCRIPTION

Bellspool Garden Cottage originally formed part of the historic Dawyck Estate, famous for its Botanic Garden and home to one of Scotland's finest tree collections. The detached 'B' Listed property was designed with a wide variety of special timber finishes, documentation of such was listed in the Estate ledgers.



Nestled in a tranquil countryside setting, this charming, detached house offers the perfect blend of rural living and modern convenience. With three well-appointed bedrooms, this homely property is ideal for families seeking a peaceful retreat. The house boasts off-street parking, ensuring easy access for residents and guests alike. Surrounded by a beautifully maintained garden, the property exudes a serene ambiance, perfect for relaxing and unwinding. With period features adding character and charm, this property offers a unique blend of old-world elegance and contemporary comfort.

The ground floor boast the reception rooms, both of which have open fire places and are dual aspect. The study/bedroom 3 looks out over the rear garden with a bathroom next door. Beside the kitchen is a useful walk in larder that provides excellent cool storage. On the first floor the two spacious bedrooms include fitted wardrobes and are also dual aspect. The spacious bathroom on the first floor benefits from plumbing for a washing machine.

ACCOMMODATION

Ground Floor: Sitting room, dining room, bedroom 3/snug, kitchen/breakfast room, larder.

First Floor: 2 double bedrooms, bathroom.

GARDEN (AND GROUNDS)

Garden: Gravelled parking, Shed, Front and Rear lawn

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Private	Mains	Private	Freehold	Oil	Band G	F	Available	Available

POST CODE

EH45 9JU

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

///pill.unsettled.yummy

LOCAL AUTHORITY

Scottish Borders

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

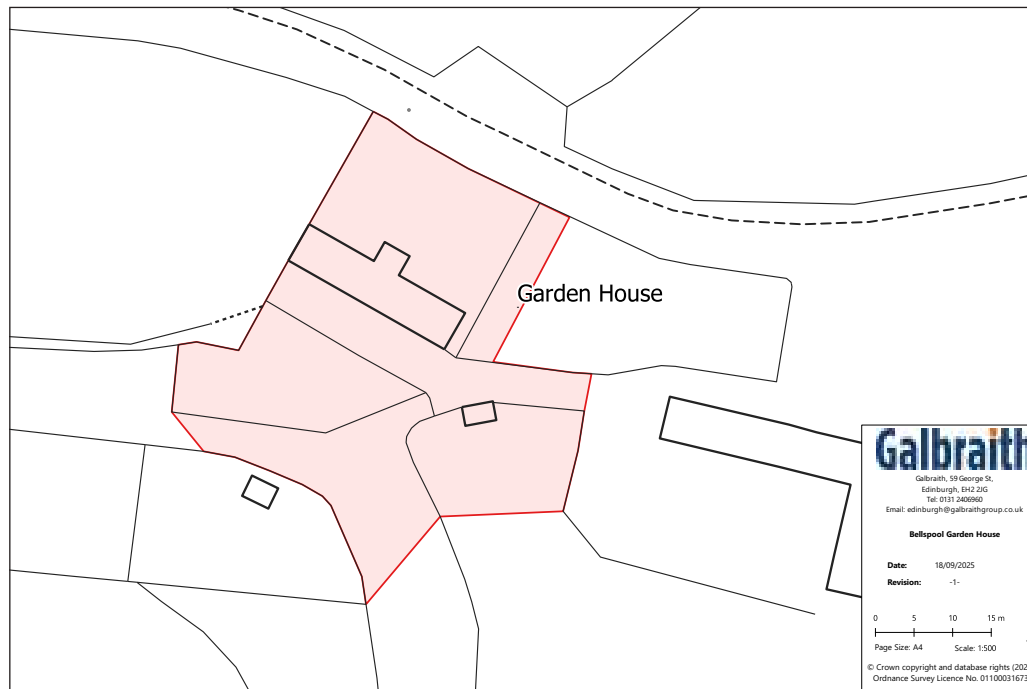
ANTI MONEY LAUNDERING (AML) REGULATIONS

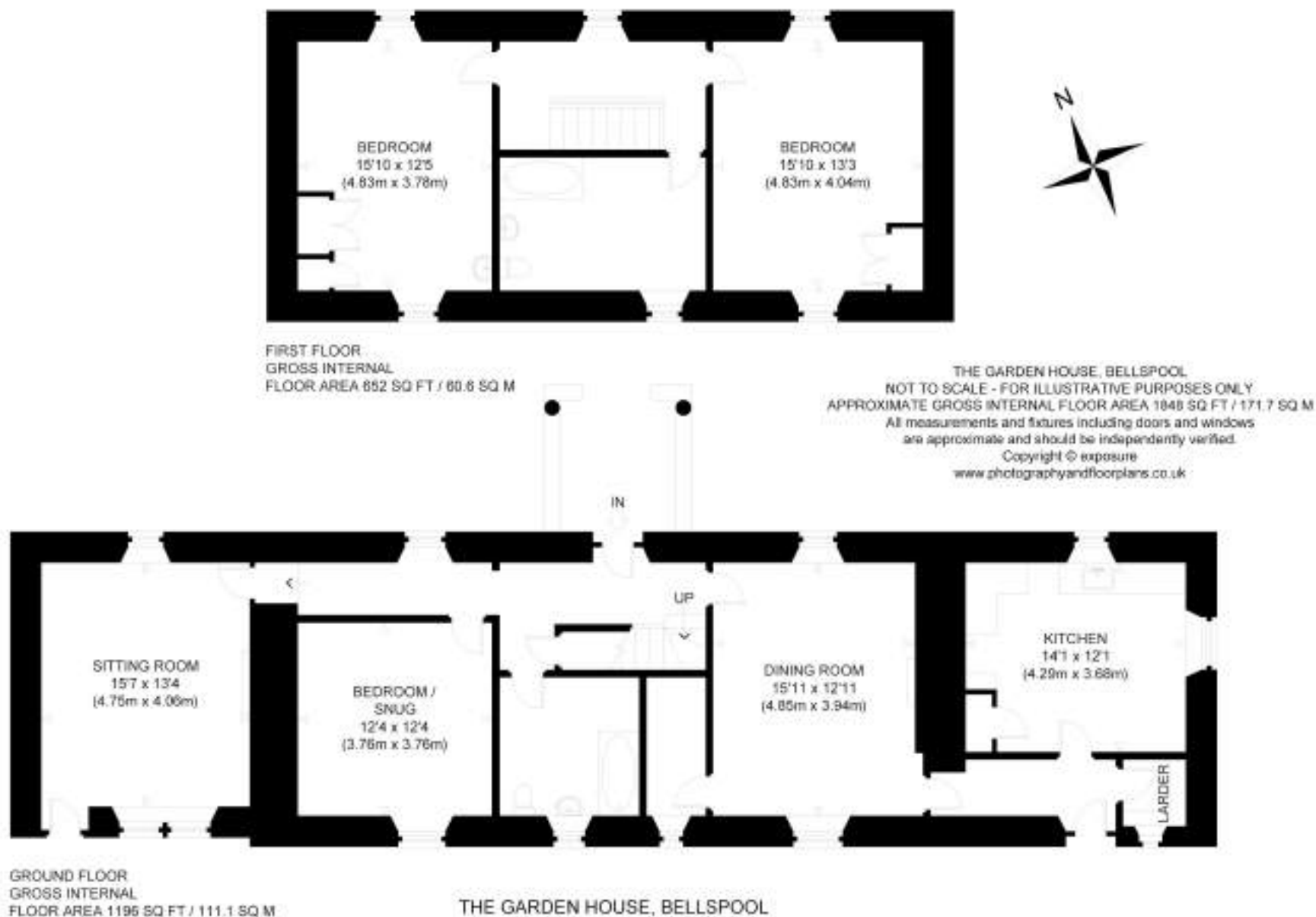
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.









IMPORTANT NOTES

1 These particulars are given to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in May 2024.



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