



Whitestone House

Innerleithen Road, Peebles, Scottish Borders.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An impressive 7 bedroom C-listed house in the heart of Peebles within commuting distance of Edinburgh.

A stone built period house with a wealth of elegant accommodation, a short distance from the centre of set in a sought-after Borders market town of Peebles, within easy reach of stunning rolling countryside of the Tweed Valley and Edinburgh city. The property features attractive original details and three reception rooms with attractive gardens and views towards the surrounding hills and forests.



**THREE
RECEPTION
ROOMS**



**SEVEN
BEDROOMS**



**FOUR
BATHROOMS**



**GARDEN
& GARAGE**



0.24 ACRES



FREEHOLD



**RURAL/
VILLAGE**



3,283 SQ FT



**OFFERS
OVER
£720,000**

The property

Whitestone House is a substantial detached C Listed period house built in 1894. The impressive stone-built house sits under a pitch slate roof and offers light-filled accommodation over two floors comprising seven bedrooms with a large, terraced garden. The property has previously been used as a guesthouse and as a large, flexible family home. With high ceilings, tall sash windows, ornate cornicing and other splendid original details, the charming home provides an attractive setting for both relaxing and entertaining.

The welcoming reception hall with exposed timber floor provides access to the three impressive ground-floor reception rooms. The well-proportioned drawing room with conrce and ceiling rose contains a gas fireplace with marble mantel and benefits from a south-facing bay window overlooking the rear garden. The dual aspect sitting room is situated to the rear of the house with intricate cornice detail, an Edinburgh Press and an open fireplace with impressive marble mantel and hearth.

The charming family room contains a working gas fireplace with timber mantel, tiled slips and a slate hearth. Additionally, the well-equipped kitchen / breakfast room comprises of wooden base and wall units, space for a dining table and chairs with the gas-fired boiler for central heating. Electrical items include a Belling oven with 5 ring gas hob and hot plate, a fridge freezer, a dishwasher. There is a laundry room with linen cupboard, an adjacent pantry providing further storage. A door to the side of the house provides access to the garden and the expansive basement cellar.

To complete the ground floor there is a bedroom and an adjacent shower room and a guest WC. The impressive timber staircase ascends from the entrance hall to the first floor with access to six further well-presented and light double bedrooms. Four of these bedrooms have their own wash hand basins, while one benefits from an en-suite shower room. There is a tiled family bathroom and an additional shower room.



Outside

At the front of the property there is a driveway providing parking for several vehicles along with access to the garage. The gardens are mostly to the rear of the house with a south-facing garden and views over the adjacent park and rolling countryside.

The gardens of Whitestone House are arranged in a split-level, terraced layout and include gravel pathways and terracing around a small and well-presented lawn on the upper level, with borders containing roses and shrubs, while the lower terrace contains a further lawn, bordered by established hedgerows and apple plum and cherry trees.

Location

Peebles has a strong, active community boasts a wider range of amenities including supermarkets, speciality shops, hotels, cafes, restaurants and a huge variety of sports facilities. Nestled in the Tweed Valley, the town is surrounded by rolling hills and picturesque countryside, with the River Tweed running through its

heart. There is ample opportunity for walking, including the scenic Tweed Valley Railway Path and mountain bike riding at the 7Stanes MTB trails at Glentress, as well as fishing, golfing, horse riding and shooting in the local area.

Within asy reach of the house there is a swimming pool, leisure centre, sports clubs, while Peebles Hydro Hotel offers gym, spa, and swimming facilities. Other natural attractions include Kailzie Gardens and Dawyck Botanic Garden. The town has a strong reputation for education, with highly-rated local primary and secondary schools.

Peebles is a popular commuter town for Edinburgh, with the A703 and A72 providing excellent road connections to the city and the Scottish Borders.

Whitestone House is perfectly located for benefitting from a picturesque rural setting, while being on the doorstep to a thriving Scottish Borders market town and within easy access to Edinburgh city.



Distances

- Peebles town centre 0.2 miles.
- Galashiels 18 miles.
- Edinburgh 22 miles.
- (All distances are approximate).

Bus Stations

- Routes to Edinburgh Galashiels, Biggar and West Linton.

Key Locations

- Neidpath Castle, a museum & gallery.
- Kailzie and Dawyck Botanic Garden.
- Mountain biking at 7stanes Glentress.

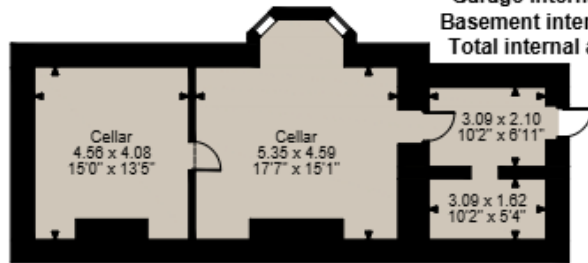
Nearby Schools

- Primary Schools: Kingsland, Priorsford and Halyrude RC Schools.
- Peebles High School.
- Independent schools: St Mary's in Melrose, Merchiston Castle, George Heriots. George Watsons College offer a bus service from Peebles.

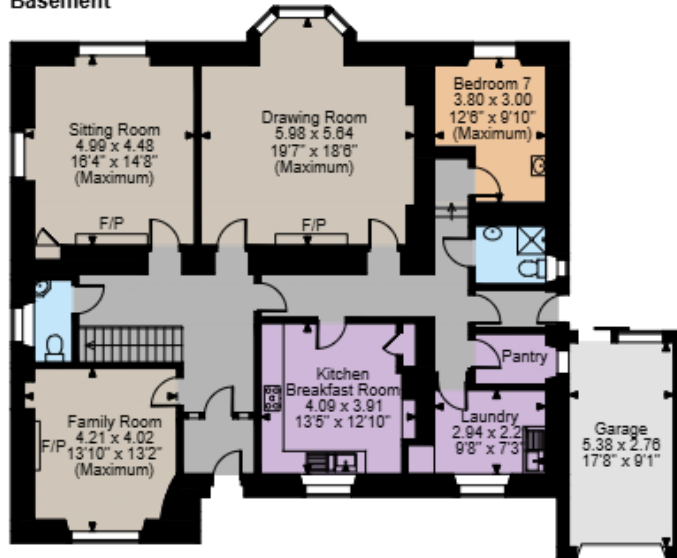




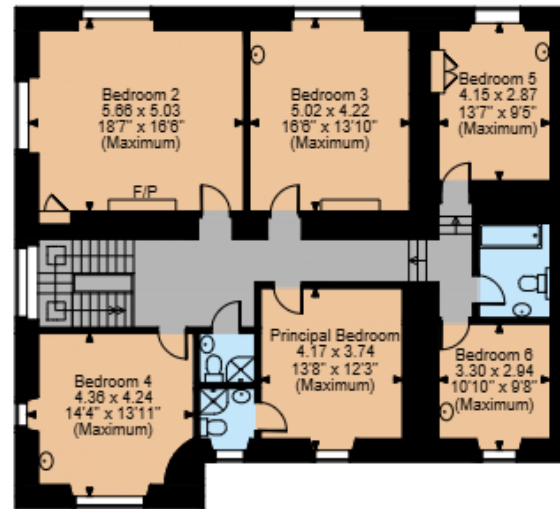
Whitestone House, Innerleithen Road, Peebles
Main House internal area 3,283 sq ft (305 sq m)
Garage internal area 160 sq ft (15 sq m)
Basement internal area 461sq ft (43 sq m)
Total internal area 3,904 sq ft (363 sq m)



Basement

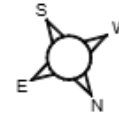


Ground Floor



First Floor

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 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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Floorplans

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Garage internal area 160 sq ft (15 sq m).

Basement internal area 461sq ft (43 sq m).

Total Internal area 3,904 sq ft.

For identification purposes only.

Directions

EH45 8BD

what3words: ///students.workbook.gallons

General

Local Authority: Scottish Borders.

Services: Mains electricity, gas, water, and drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: Band D

Tenure: Freehold

Fixtures and Fittings: All items in the Particulars of Sale are included in the sale price.

Wayleaves and easements: The property is soldsubject to any wayleaves or easements, whether mentioned in these particulars or not.

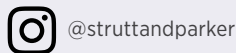
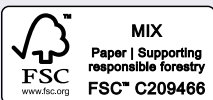
Edinburgh

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