



# St Ronans Cottage

Offers Over £325,000 Freehold

3 bedroom semi-detached house for sale

## Description

Traditional 3 bedroom cottage in the heart of Peebles, with substantial garden office / studio.

Set over 2 floors. The ground floor being comprised of entrance vestibule, hallway, living room, dining room and kitchen. On the first floor there are 3 bedrooms, a spacious landing area and a generous family bathroom with double shower. There is excellent storage throughout the property.

The beautiful character of the property has been maintained with mosaic tile flooring in the entrance vestibule, some original stripped wooden doors throughout, and high ceilings with detailed cornicing and the original restored fireplace (fitted with a Morso wood burning stove) in the front living room.

The property enjoys both front and back gardens. The back garden is fully enclosed, has a decked area, a wood store to the side, large shed (with power) to the back as well as a generous garden office / studio (with heating, power and internet ethernet connection).

GCH, EPC Rating E, Council Tax Band D. Home Report valuation £350,000.

Viewing strictly by appointment.

Council Tax Band: D

Tenure: Freehold

## Tenure





40 March Street, Peebles, EH45 8EP  
Approximate Gross Area  
123 sq m / 1324 sq ft



Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquires.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		

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