UPLAND HOUSE TRAQUAIR, INNERLEITHEN, EH44 6PL

WALKER SCOTT IRELAND

CHARTERED SURVEYORS, VALUERS, LAND & ESTATE AGENTS

UPLAND HOUSE, TRAQUAIR, INNERLEITHEN, EH44 6PL

LIVING ROOM; 3 DOUBLE BEDROOMS; MASTER BEDROOM SUITE; SUN ROOM; DINING ROOM; KITCHEN / DINER; UTILITY ROOM. LARGE GARDENS, INTEGRATED SINGLE GARAGE; TIMBER GARAGE AND CAR PORT.

SPACIOUS FAMILY HOME IN AN ELEVATED AND PRIVATE RURAL SETTING

LOCATION

The property is situated on the edge of the village of Traquair, and lies approximately 2 miles south of Innerleithen, which retains a mixture of shops and services, primarily along the High Street. A newly built cycle and footpath links Traquair village to Innerleithen via Traquair Estate allowing easy pedestrian access to the town. The property occupies an elevated position commanding extensive views towards the surrounding hills and forests, primarily to the south, north and west. Traquair village has a village hall and is surrounded by open countryside and forestry, which is highly regarded as a mountain biking and walking destination, with The Southern Upland Way easily accessible a short distance from the house.

The market town of Peebles lies approximately seven miles to the north west and Galashiels approximately twelve miles to the east, both of which retain a more extensive range of services. There is a highly regarded primary school within Innerleithen while older children attend Peebles High School, with transport provided free of charge.

DESCRIPTION

Upland House is a good sized detached house, constructed in 1999 with harled walls under a slate roof. To the front elevation is a square corner section with integral single garage beneath and sun room / bedroom 5 on the top floor, from where the best views are obtained. The property is in very good decorative order and benefits from extensive garden grounds totalling over 0.6 acre acre of lawns and paved patios to the front and rear, surrounded by shrubs and trees and enclosed by stone dykes and timber fencing. There is a gravel drive leading to the front of the house. A detached timber frame and timber clad garage with adjoining log store / car port gives excellent additional covered car space and storage.

DIRECTIONS

From Innerleithen turn off the A72 on to the B709 Traquair Road. The village of Traquair is reached approximately 1 ½ miles from this junction (having crossed the River Tweed). In the village, turn left at the B7062 / War Memorial junction onto the single lane road which leads up the hill past the village hall and car park. The road then forks off to the right and then turns to the left (at the Old School), with the property directly ahead signposted “Private Road” (shared with the bungalow known as "Pencapel").

ACCOMMODATION

Accommodation comprises:

Ground floor: Vestibule; hall with cupboard housing boiler; living room with multifuel stove and bay window; rear hall; shower room; double bedroom; dining room; kitchen / diner with range cooker and pantry cupboard; utility room.

First Floor: Rear landing with two cupboards; master bedroom with en-suite shower room and dressing room; family bathroom; 2 double bedrooms; front landing leading to a sunroom / bedroom 5.

SERVICES

Mains electricity, water and drainage. Oil boiler central heating and hot water. Timber frame double glazing.

ITEMS INCLUDED

All light fittings, fitted carpets, curtains and blinds, and integrated kitchen appliances. Fridge freezer and washing machine are available by separate negotiation.

HOME REPORT

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

COUNCIL TAX

The property is assessed for council tax as Band G.

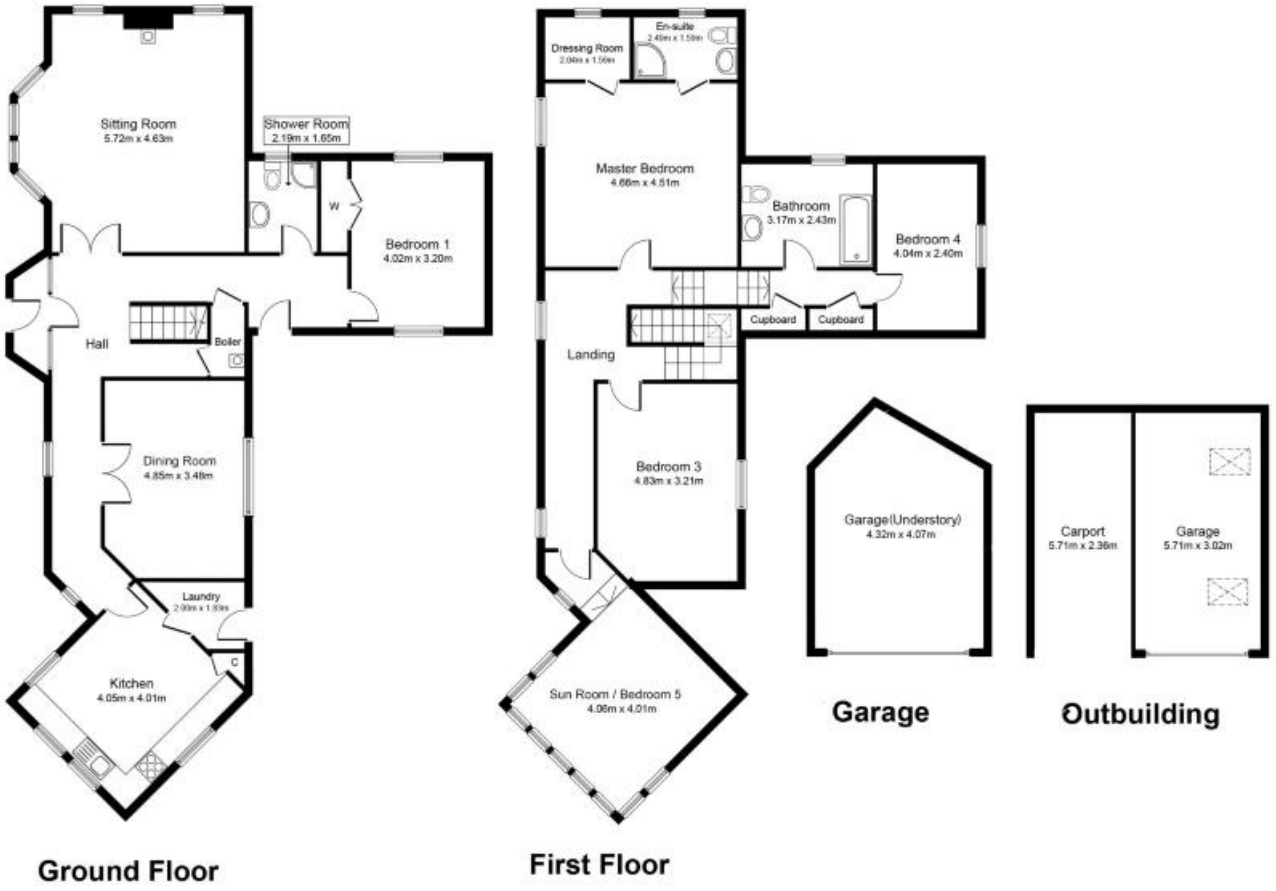
ENTRY

Entry by mutual agreement.

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.

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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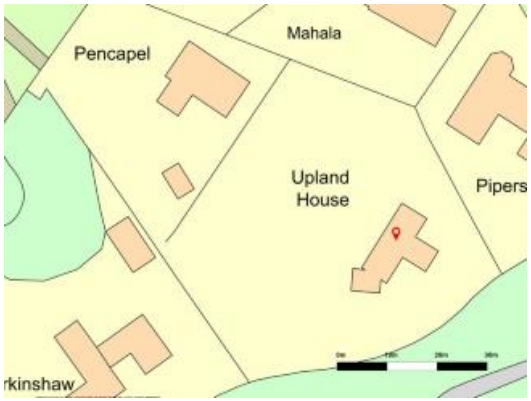
The position and size of doors, windows and other features are approximate only



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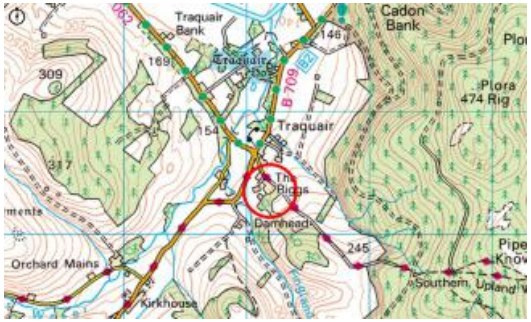

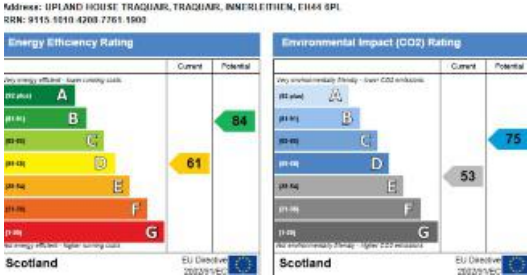

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Company Number SC500115

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