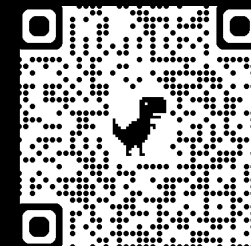


FOR SALE

OFFERS OVER  
£115,000



Scan for more information



**Peebles**

Old Town  
EH45 8JF

Council Band A

## 1 BEDROOM GROUND FLAT

Town Center Location | Immaculately Presented | Entrance Hallway | Open Plan Lounge /  
Kitchen | Double Bedroom | Modern Fitted Shower Room | GCH / Double Glazing |  
Communal Garden | EPC - C



Arrange a viewing: 01555 661435  
[www.morisonandsmith.com](http://www.morisonandsmith.com)



## 21a Old Town Road, Peebles

A stunningly presented one bedroom, ground floor flat set in the picturesque Scottish border town of Peebles. This spacious property comprises of: Entrance hallway, open plan living room/kitchen, shower room and a double sized bedroom with high quality fixtures and fittings throughout. The property further benefits from Gas Central Heating and Double Glazing. EPC – C

Internal accommodation comprises of a bright, spacious open plan living room and modern kitchen area. Two double glazed windows flood the room with natural light.

The stylish - newly fitted, modern kitchen has an integrated electric induction hob, oven and extractor hood with integrated fridge, freezer and washing machine. A good selection of both base and wall mounted units are on offer as well as lots of counter top space which features a handy breakfast bar.

The shower room has a three piece bathroom suite comprising of WC, wash hand basin and shower.

The well-proportioned double bedroom has a rear facing double glazed window which provides an abundance of natural light.

Externally there is a communal garden to the rear of the property.

This property presents an excellent opportunity for those looking to invest or find a new home in the area. Whether you're a first-time homebuyer or an experienced investor, this property offers great potential and value.

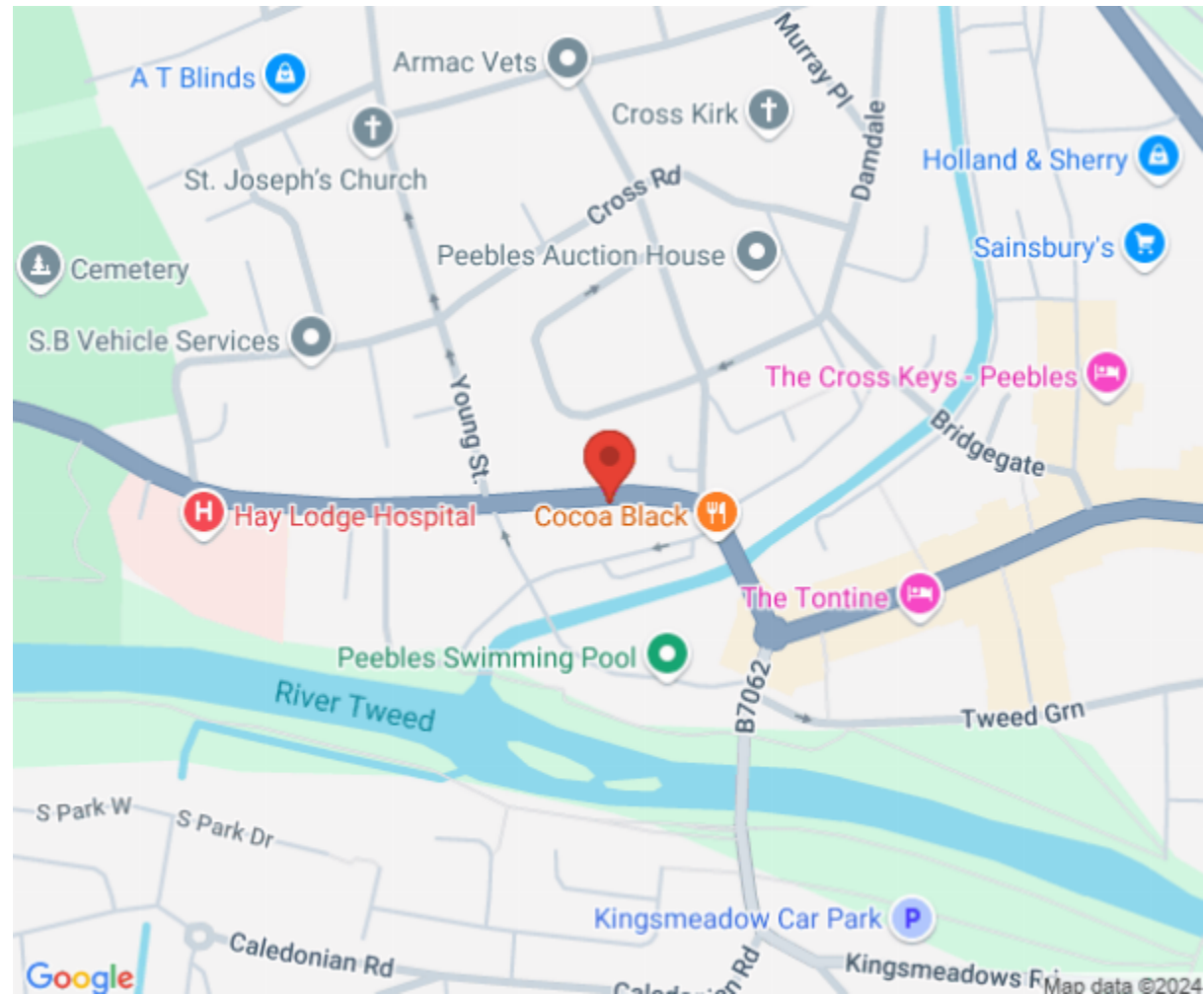
Entrance hallway – 2.52m x 4.86m

Livingroom/ Kitchen area – 4.66m x 4.43m

Bedroom – 3.62m x 2.84m

Shower room – 1.03m x 2.25m





 **Morison & Smith**  
Inc. John R. Muir & Co.  
SOLICITORS - NOTARIES - ESTATE AGENTS

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#### Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.