

Peebles
Call 01721 723999

Offers Over £320,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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16 Station Bank, Peebles, EH45 8EJ



Forming part of a prestigious development this first floor apartment at 16 Station Bank enjoys a central location just a short walk from all local amenities. This highly desirable apartment offers bright, spacious and versatile accommodation with an internal footprint extending to 106m² or thereby, serviced by a lift and having the benefit of a garage and ample residents parking. Early viewing of this superb property is highly recommended.

Accommodation

FIRST FLOOR

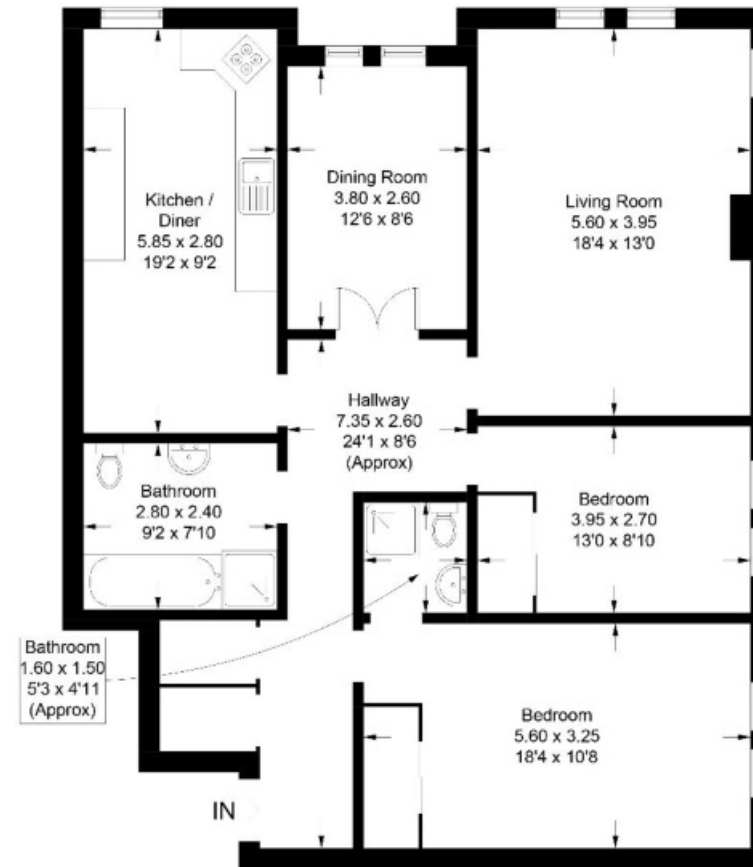
- * Main door
- * Entrance hallway with ample storage cupboards
- * Dual aspect living room with feature fireplace
- * Breakfasting kitchen
- * Dining room / Bedroom 3
- * Master bedroom /fitted wardrobes /en-suite shower room
- * Further double bedroom /fitted wardrobes
- * Bathroom with separate shower cubicle

ADDITIONAL INFORMATION

- * Secure entry system
- * Gas central heating
- * Double glazing
- * Lift to all floors
- * Residents parking
- * Garage
- * Communal garden grounds
- * Factored by trinity factors including buildings insurance (approx fee £116 per month)

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Approximate Gross Internal Area = 106.9 sq m / 1151 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansuketch.com © (ID912708)

Situation

The market town of Peebles sits amidst beautiful scenery in the heart of the Borders countryside. It is an idyllic and highly accessible location within easy commuting distance of Edinburgh and the other Border towns. Peebles offers an excellent choice of shops, supermarkets, restaurants and bars together with highly regarded schooling from nursery through to secondary years. There are a wide range of recreational facilities including the Gytes Leisure Centre, public swimming pool and Eastgate Theatre. Outdoor pursuits are on offer in abundance such as hill and riverside walks, fishing in the River Tweed, golf and mountain biking at the world renowned Glentress Forest.

Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

Services

Mains gas, electricity, water and drainage.

EPC

B

Council Tax

Band F.

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Peebles

Call 01721 723999

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Peebles, EH45 8RX
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels, Tel 01896 758 311
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Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
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Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.