

**Peebles**

Call 01721 723999

**Offers Over £345,000**

**CULLEN KILSHAW**  
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**Garden Flat,  
Venlaw Bank, Innerleithen Road, Peebles, EH45 8BB**







A superb, own main door, Victorian garden flat constructed circa 1870 and converted into flats in the 1970s, enjoying a particularly private and peaceful setting yet only a few minutes walk from the town centre. Whilst a degree of modernisation and upgrading is required the property retains many beautiful traditional features and benefits from spacious, versatile accommodation with an internal footprint extending to 140m<sup>2</sup> or thereby. Of particular note is the generous, (circa 0.3 of an acre), well-stocked, landscaped garden grounds which include a parking area suitable for multiple vehicles and a large detached timber garage / workshop.

## Accommodation

### LOWER GROUND FLOOR

- \* Entrance Vestibule
- \* Hall
- \* Living room
- \* Kitchen
- \* Dining room
- \* Three bedrooms
- \* Bathroom
- \* Shower Room

### ADDITIONAL INFORMATION

- \* Gas central heating
- \* Double glazing
- \* Extensive garden grounds
- \* Timber garage
- \* Private parking for multiple vehicles

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Approximate Gross Internal Area = 140.8 sq m / 1515 sq ft

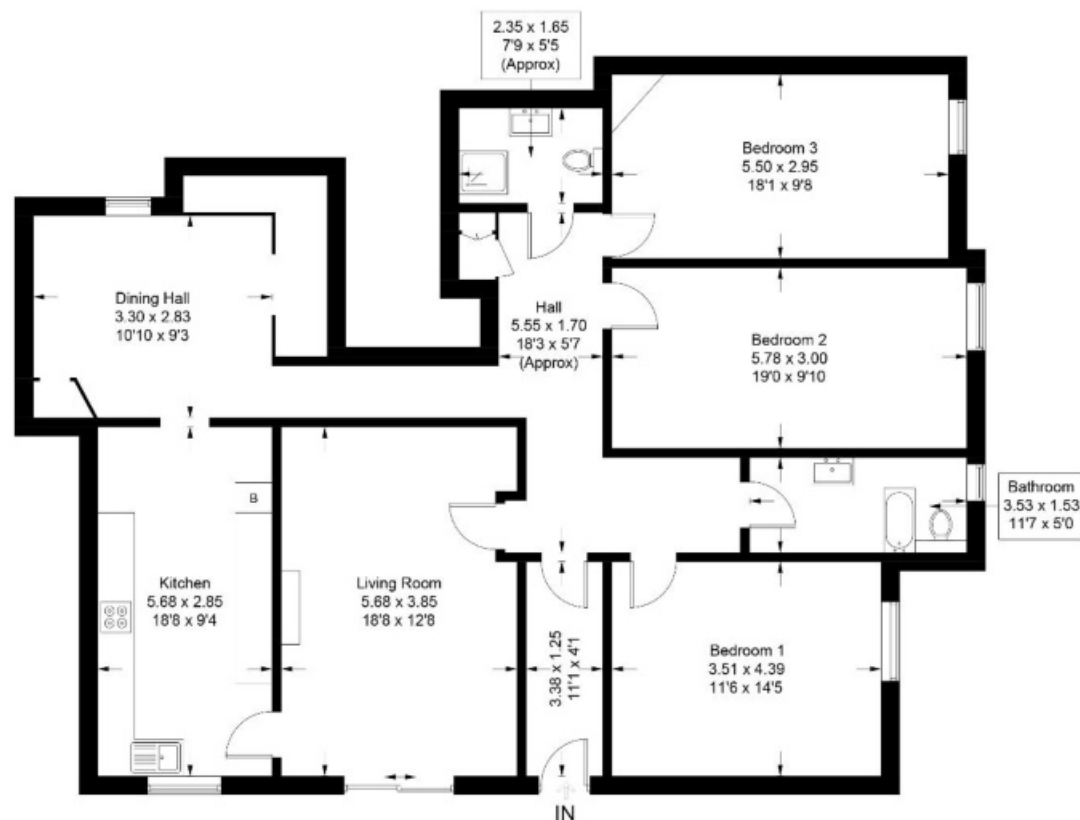


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1048885)

### 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 Gytess 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 Glentworth 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

E.

### Council Tax

Band E.

### 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**

5 Northgate,  
Peebles, EH45 8RX  
Phone: 01721 723999  
Fax: 01721 723888  
Email: peebles@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

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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.