

Peebles
Call 01721 723999

Offers Over £395,000

CULLEN KILSHAW
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10 Standalane View, Peebles, EH45 8LS



Modern detached villa forming part of a highly desirable development on the northern edge of town. The light-filled, flexible living accommodation extends to 125m² or thereby, including a large kitchen/dining/ family room with patio doors accessing the south facing rear garden. Situated on a corner plot and benefiting from a detached garage and driveway, early viewing of this superb family home is recommended.

Accommodation

GROUND FLOOR

- * Entrance hallway
- * Living room with inset wood burning stove
- * Open plan kitchen / dining / family room
- * Study / further bedroom
- * Utility room
- * Cloakroom

FIRST FLOOR

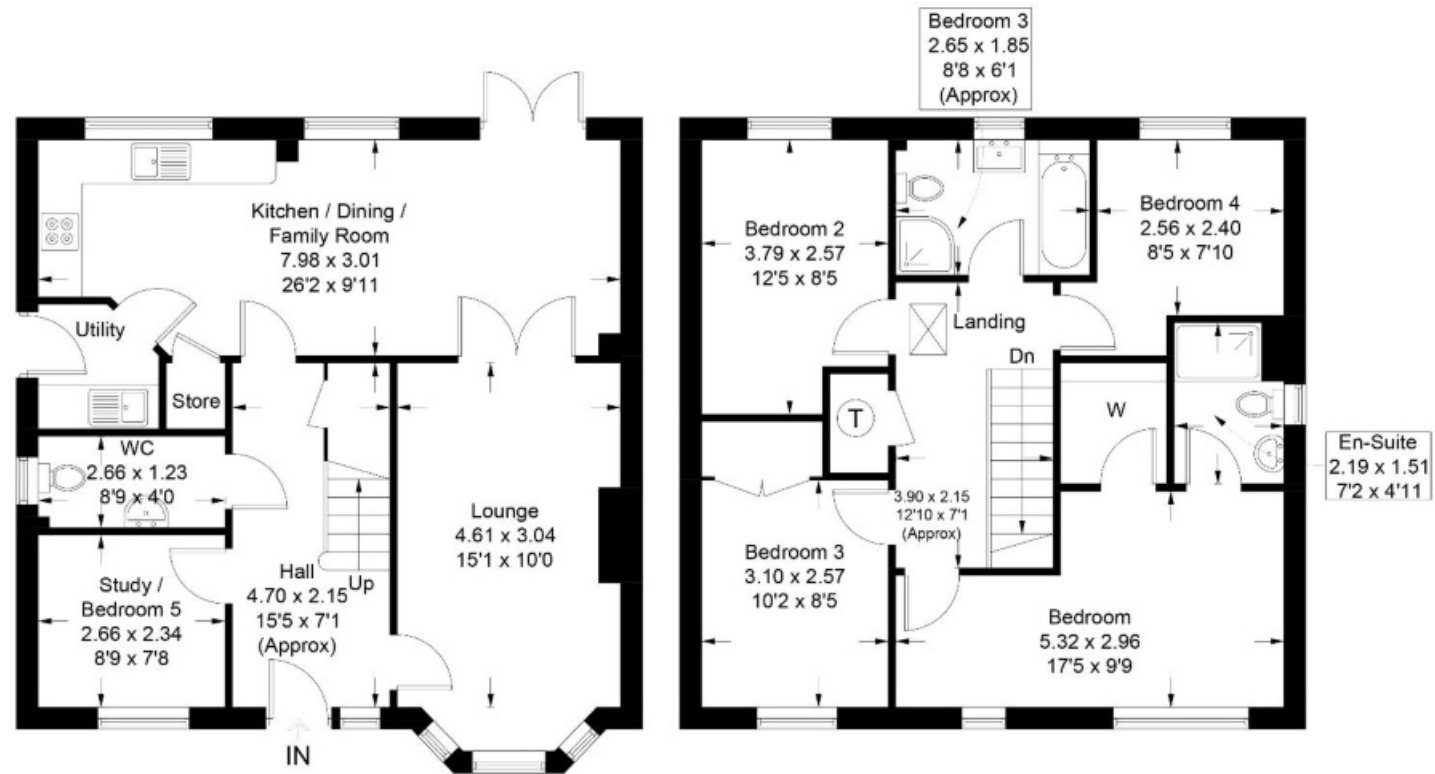
- * Landing
- * Master bedroom with walk-in wardrobe and en-suite shower room
- * Three further bedrooms
- * Bathroom with with separate shower compartment

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Wraparound, landscaped garden with a southerly aspect to the rear, incorporating decked and sunken patio areas
- * Detached garage with power and light
- * Driveway providing ample parking for two vehicles

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Approximate Gross Internal Area = 124.8 sq m / 1343 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID948334)

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

Band C

Council Tax

Band G

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
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