

**Peebles**

Call 01721 723999

**Offers over £335,000**

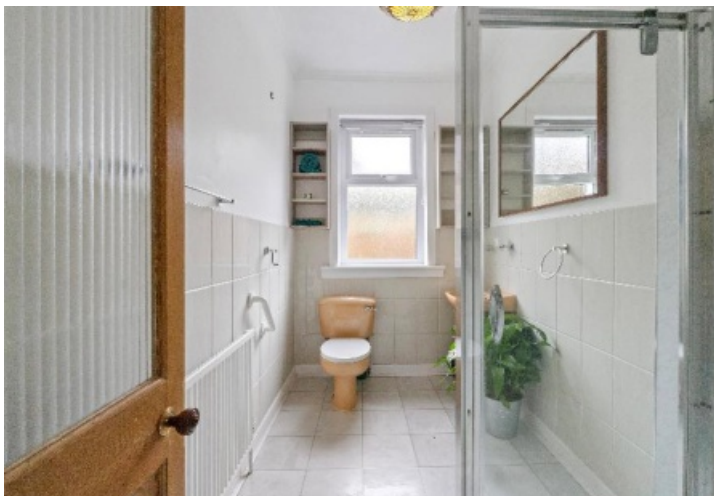
**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**52 Edinburgh Road, PEEBLES, EH45 8EB**





Beautifully presented, detached, double fronted bungalow enjoying an elevated position with superb views of the hills and direct access to countryside walks from the back garden. The property has recently been extensively upgraded and modernised and offers excellent scope to increase the living accommodation by way of a loft conversion, subject to consents. The property further benefits from a large garage / workshop and driveway whilst being conveniently located on the northern periphery of the town affording easy access to Edinburgh and other Border towns, (just 30 minutes to the City Bypass).

## Accommodation

### GROUND FLOOR

- \* Entrance vestibule
- \* Hallway
- \* Bay windowed living room with sold fuel stove
- \* Dining kitchen
- \* Bay windowed double bedroom
- \* Further spacious double bedroom
- \* Shower room
- \* Conservatory

### ADDITIONAL INFORMATION

- \* Gas central heating
- \* Double glazing
- \* Wraparound garden, predominantly laid to lawn and incorporating decked and paved seating areas
- \* Timber shed
- \* Large garage and workshop with power and light
- \* Driveway providing ample off-street parking

## 52 Edinburgh Road, Peebles, EH45 8EB

Approximate Gross Internal Area = 87.1 sq m / 937 sq ft

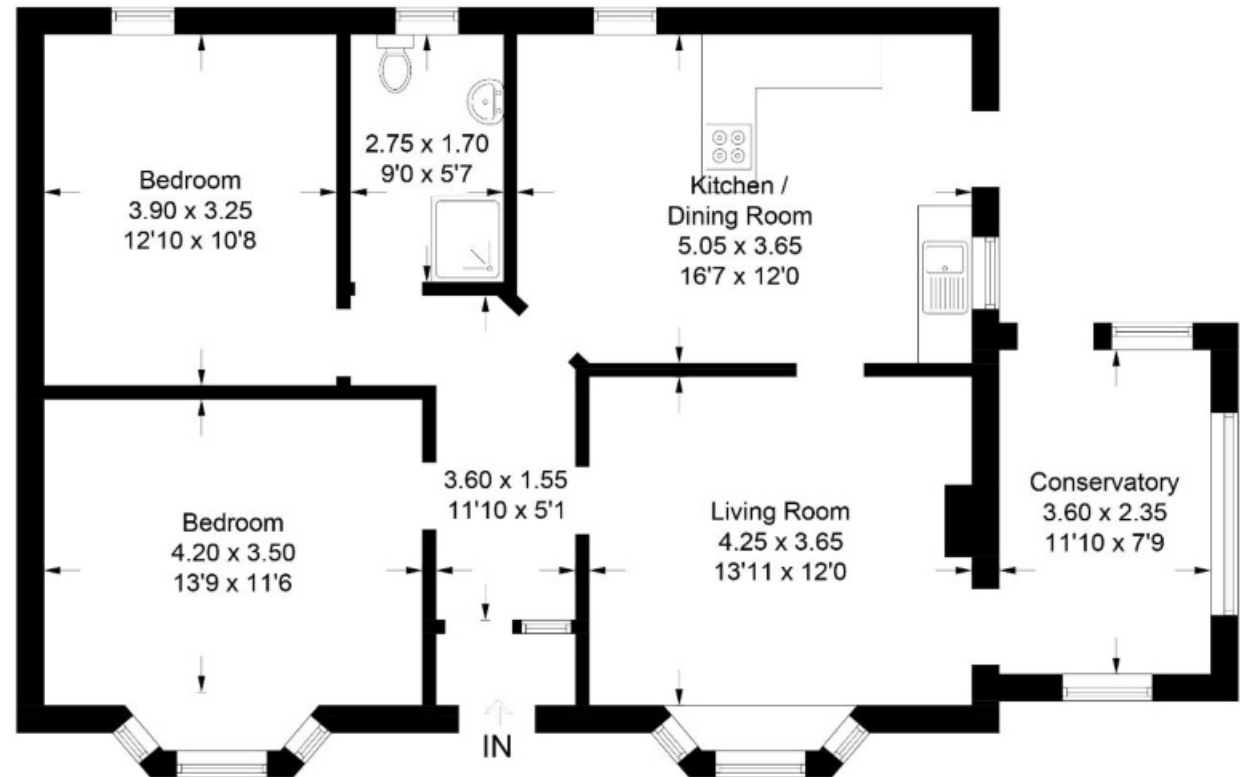


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1055415)

### 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 fixtures, fittings and white goods are included. There will be no warranty in respect of the white goods, albeit they are in a good working condition.

### Services

Mains electricity, gas, water and drainage

### EPC

D

### Council Tax

Scottish Borders 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

Also At:

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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.