

Peebles
Call 01721 723999

Offers Over £430,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



Sale of Burnbrae, 7 March Street, Peebles, EH45 8DF



Expansive semi-detached whinstone villa offering flexible accommodation arranged over three floors, extending to 234m² or thereby. The property boasts many attractive period features combined with modern upgrades and generously proportioned rooms, ideal for family / extended family living. Of further note is the convenient central location, enclosed private garden, superb views of the hills and direct access to riverside walks.

Accommodation

GROUND FLOOR

- * Storm porch
- * Hallway
- * Dual aspect sitting room with feature fireplace housing an open fire
- * Living room with feature fireplace housing a gas fire
- * Double bedroom
- * Dual aspect kitchen
- * Shower room

FIRST FLOOR

- * Three double bedrooms
- * Bathroom with free standing bath and separate shower cubicle

LOWER GROUND FLOOR

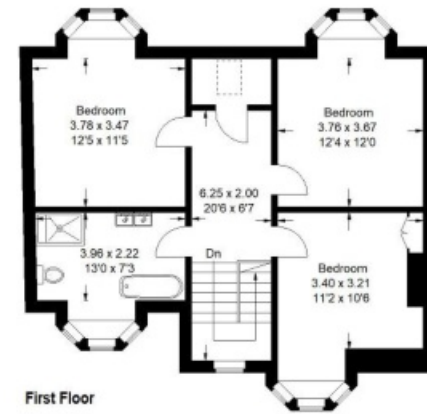
- * Bright family / dining room with twin patio doors offering direct access to the garden
- * Contemporary kitchen with utility room off
- * Playroom

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Fully enclosed garden incorporating a patio area

Burnbrae, 7 March Street, Peebles, EH45 8DF

Approximate Gross Internal Area = 234.7 sq m / 2526 sq ft



First Floor



Lower Ground Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2023 (ID947745)

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

Fitted flooring, blinds and integrated appliances are included. The condition of any white goods remaining will not be guaranteed

Services

Mains gas, electricity, water and drainage.

EPC

Band D

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:

Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867



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.