

Peebles

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Offers Over £399,000

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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

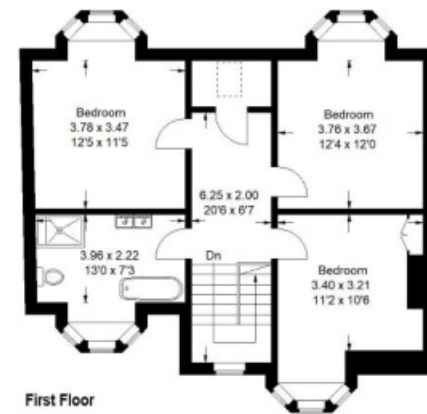
- * Bright family / dining room with twin patio doors offering direct access to the garden
- * Contemporary kitchen with utility room off
- * Playroom

ADDITIONAL INFORMATION

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

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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

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