

Peebles

Call 01721 723999

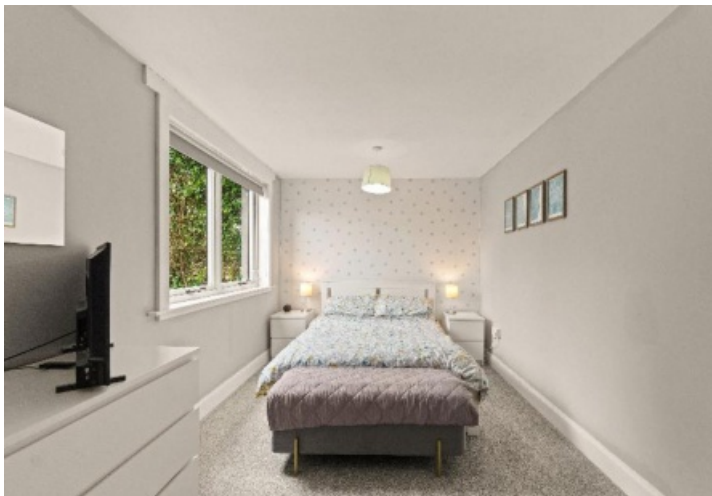
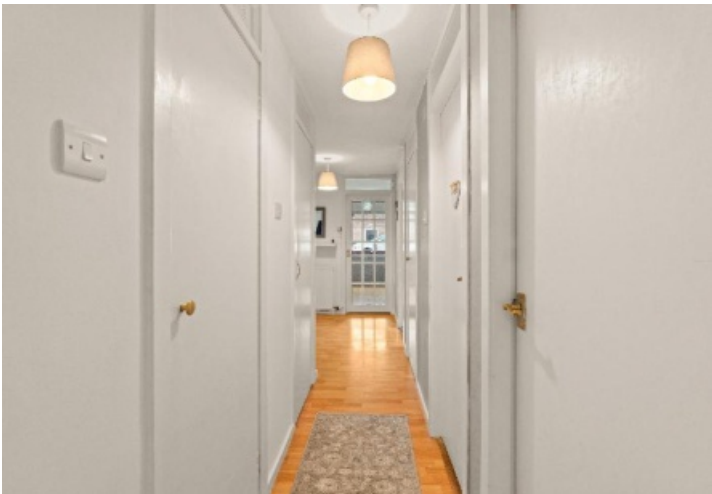
Offers Over £130,000

CULLEN KILSHAW
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44 Witchwood Crescent, Peebles, EH45 9AH



Ground floor flat situated within easy reach of the town centre, Priorsford Primary School and Peebles High School. The interior is bright and spacious with a superb, dual aspect south easterly open plan living / dining room. The property has been recently upgraded in its entirety and benefits from generously proportioned rooms with the added benefit of having excellent storage space. Externally there is a large private garden which enjoys a sunny aspect, paved patio area and a good degree of privacy as well as offering off-street parking for multiple vehicles. There is excellent potential to replace some windows for patio doors to provide direct access to the private garden, subject to consents.

Accommodation

GROUND FLOOR:

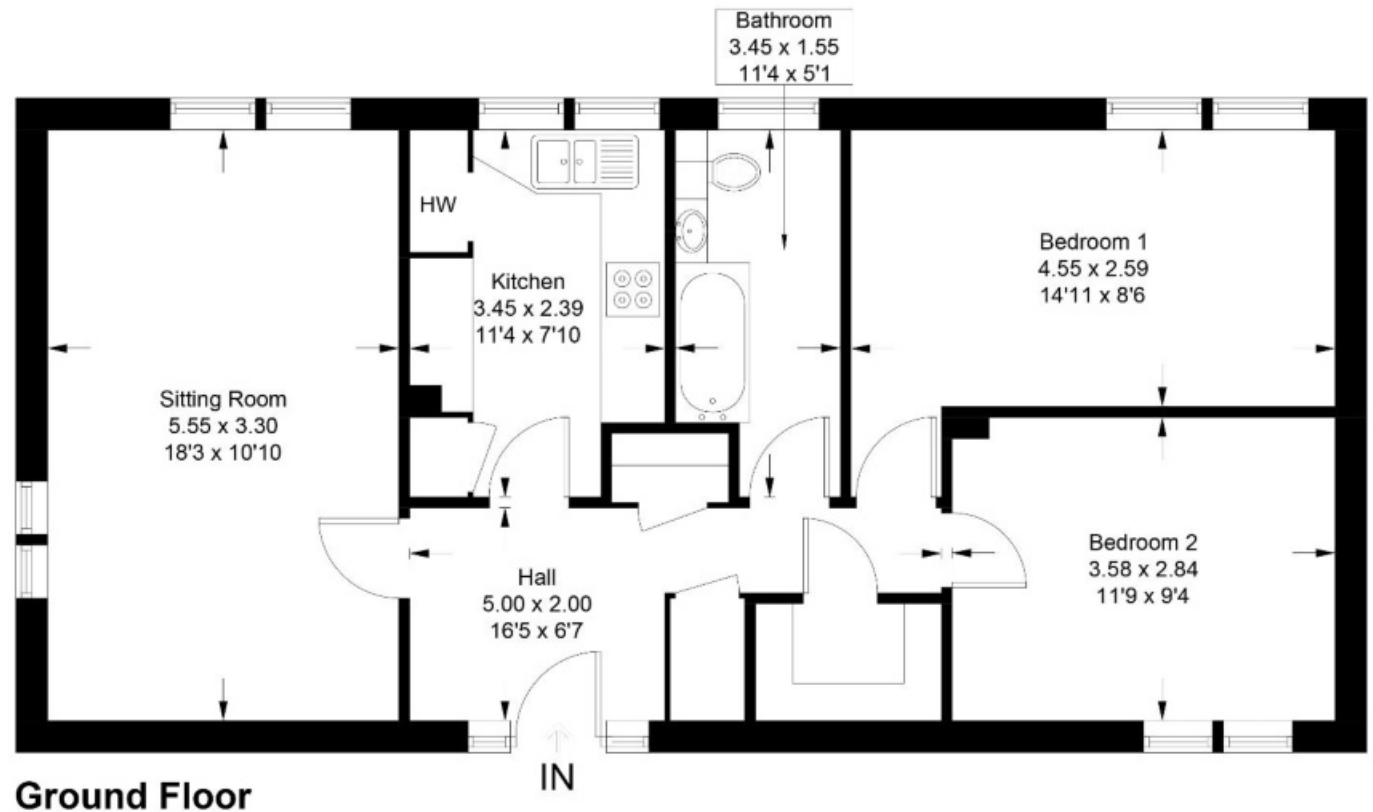
- * Communal entrance hallway
- * Main door
- * Hallway with multiple storage cupboards
- * Large and bright living/ dining room
- * Contemporary fitted Kitchen
- * Two spacious double bedrooms
- * Modern bathroom with over-bath shower

ADDITIONAL INFORMATION:

- * Gas central heating
- * Double glazing
- * South easterly facing private garden grounds to the front and side, incorporating an area of lawn, paved patio a
- * Graveled driveway providing off-street parking for multiple vehicles

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Approximate Gross Internal Area = 67.27 sq m / 724 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1076636)

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

C.

Council Tax

Band A.

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
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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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