

Peebles

Call 01721 723999

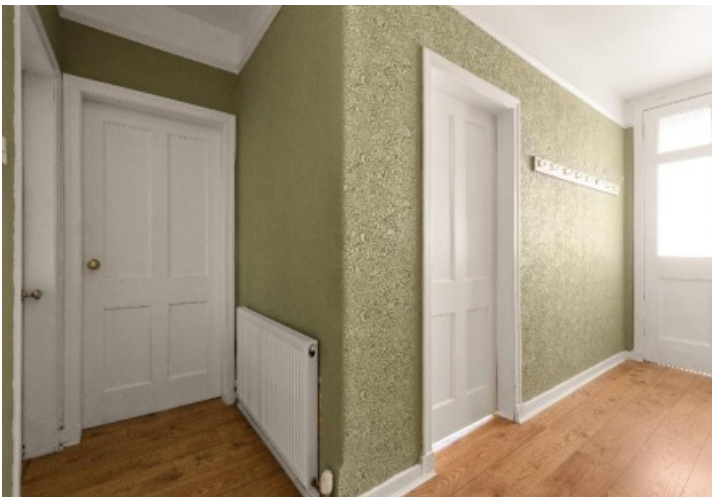
Offers Over £300,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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22 Edinburgh Road, Peebles, EH45 8DZ



Traditional, detached villa occupying a generous plot located on the northern edge of town approximately a 40 minute drive from Edinburgh City Bypass. Internally the accommodation extends to 177m² or thereby offering a well presented, versatile layout with many attractive period features. Externally the property benefits from private garden grounds, with a lovely, leafy outlook and direct access to countryside walks.

Accommodation

GROUND FLOOR

- * Entrance vestibule
- * Hallway
- * Living room with bay window
- * Kitchen
- * Utility / Store
- * Bathroom with over-bath shower
- * Two double bedrooms

FIRST FLOOR

- * Upper landing
- * Double bedroom with en-suite bathroom
- * Further double bedroom

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Wraparound garden, predominantly laid to lawn
- * Unrestricted on-street parking

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Approximate Gross Internal Area
117.7 sq m / 1267 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1082871)

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 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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Peebles, EH45 8RX
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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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.