

Peebles
Call 01721 723999

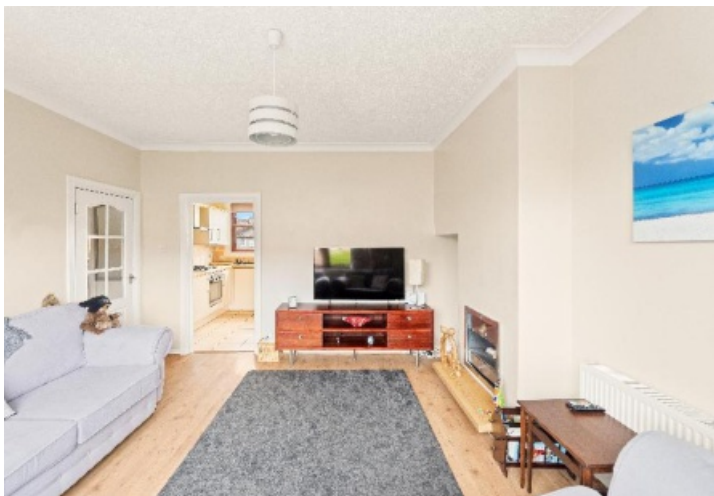
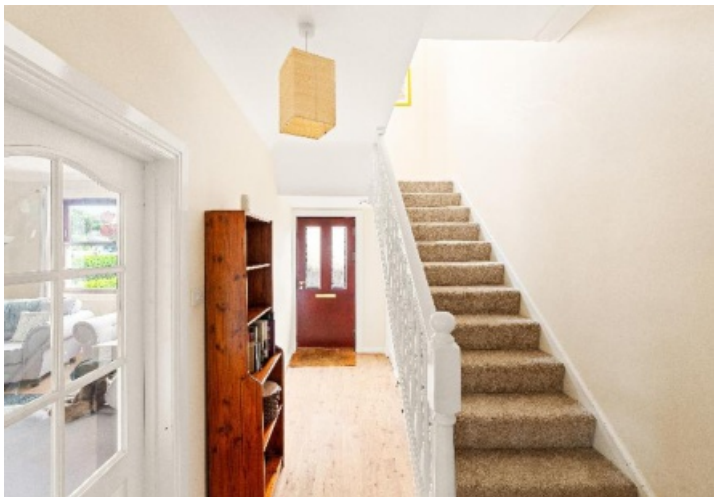
Offers Over £245,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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48 Kingsmuir Crescent, Peebles, EH45 9AB



Spacious and light-filled mid terraced villa within a popular residential area close to local schools and within walking distance of the town centre. The property benefits from generously proportioned accommodation with a good -sized enclosed private front and back garden.

Accommodation

GROUND FLOOR

- * Hallway
- * Living room with gas fire
- * Kitchen
- * Cloakroom

FIRST FLOOR

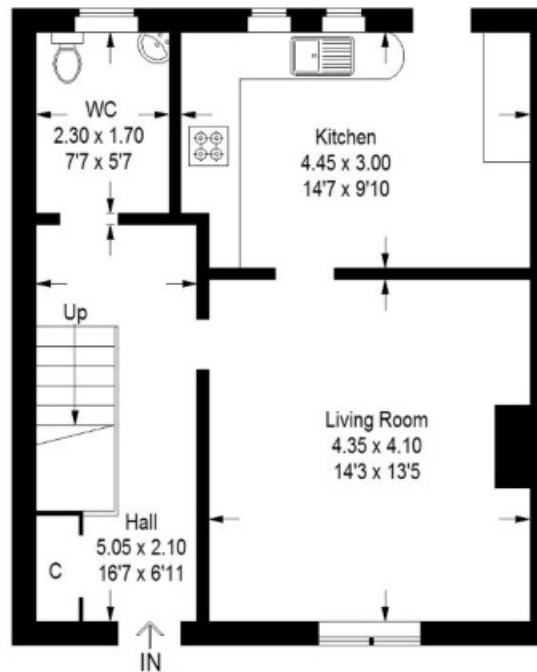
- * Upper landing
- * Spacious double bedroom with fitted wardrobes
- * Two further double bedrooms
- * Bathroom with separate shower compartment

ADDITIONAL INFORMATION

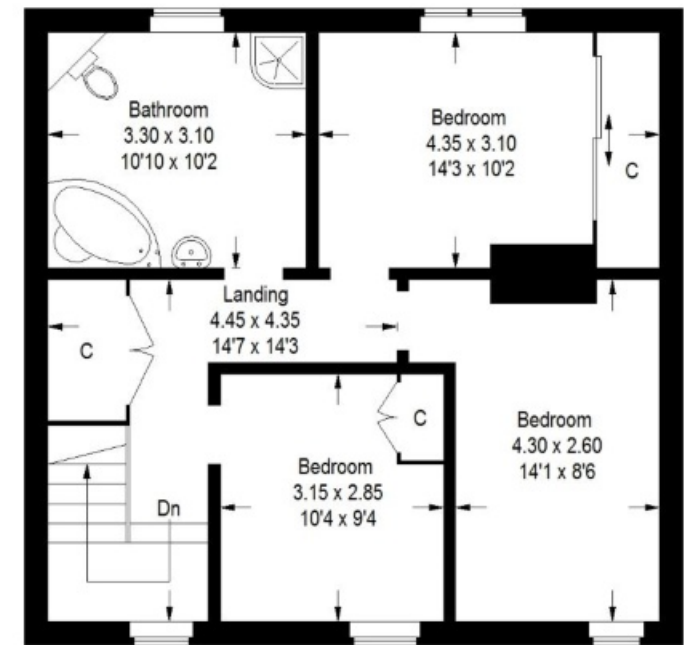
- * ATAG i18s system boiler which provides hot water and central heating installed October 2021
- * Gas central heating
- * Double glazing
- * Private garden grounds to the front and rear

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Approximate Gross Internal Area
105.8 sq m / 1139 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1082870)

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 C

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
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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.