

Peebles
Call 01721 723999

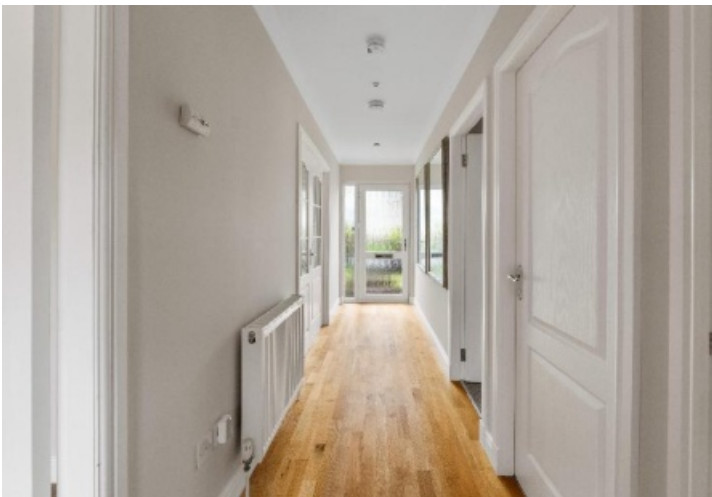
Offers Over £330,000

CULLEN KILSHAW
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16 Loaning Crescent, Peebles, EH45 9JR



Detached bungalow constructed circa 1984 situated within a highly desirable location on the south side of town enjoying a peaceful setting with a beautiful leafy outlook and a backdrop of the rolling hills. The property is presented in immaculate decorative order throughout and has the benefit of light-filled accommodation and many recent upgrades, including a modern fitted kitchen and shower room. Of further benefit is the meticulously maintained wraparound garden, detached garage and driveway. Early viewing is recommended.

Accommodation

GROUND FLOOR

- * Hallway
- * Living room with large window
- * Modern fitted dining kitchen with range of integrated appliances, patio doors giving direct access to the rear garden
- * Contemporary shower room
- * Two double bedrooms with fitted wardrobes

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Single garage with up-and-over main door, power & light
- * Gravel driveway
- * Beautifully landscaped wraparound garden

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Approximate Gross Internal Area = 78.1 sq m / 840 sq ft

Garage = 17.0 sq m / 183 sq ft

Total = 95.1 sq m / 1023 sq ft

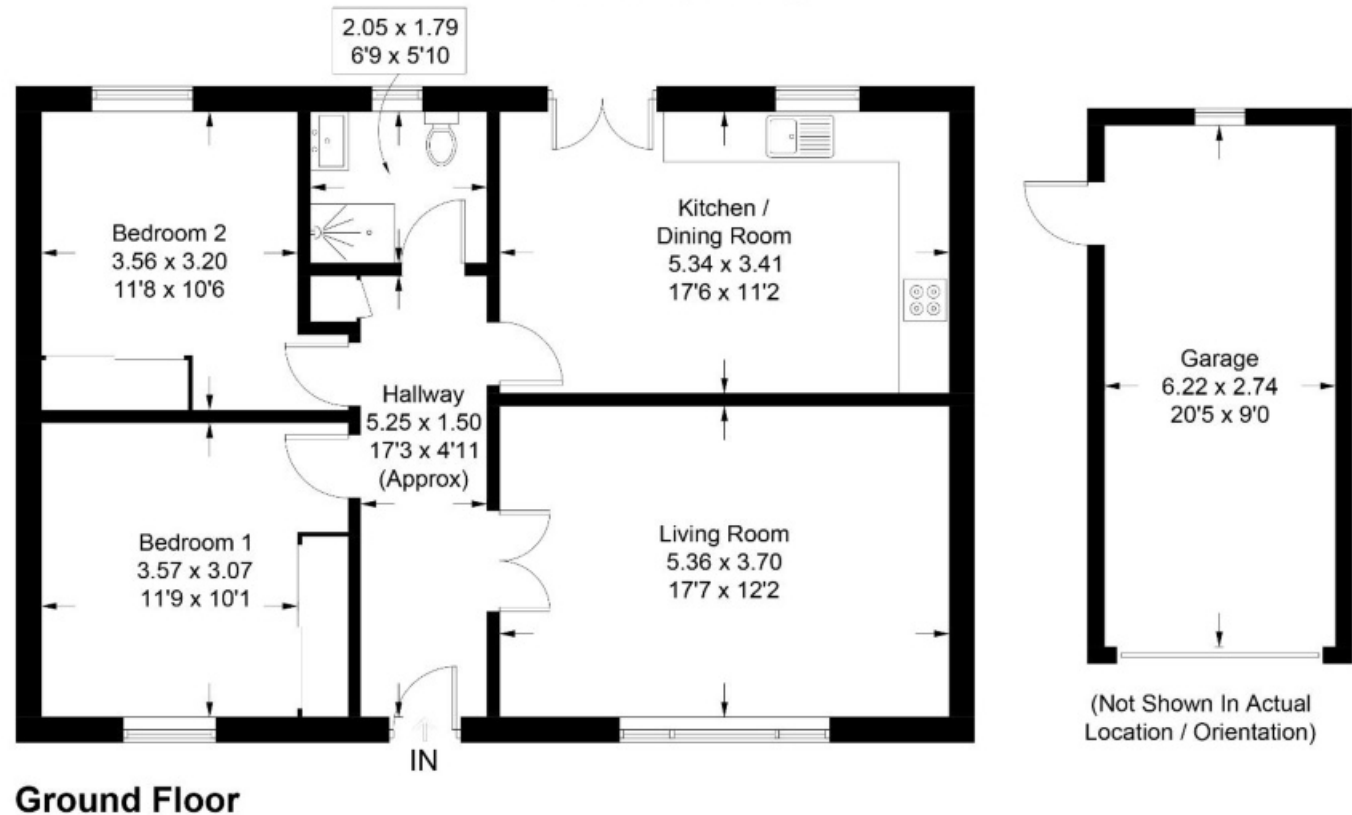


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1089149)

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

Council Tax

Scottish Borders 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

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