

**Peebles**  
Call 01721 723999

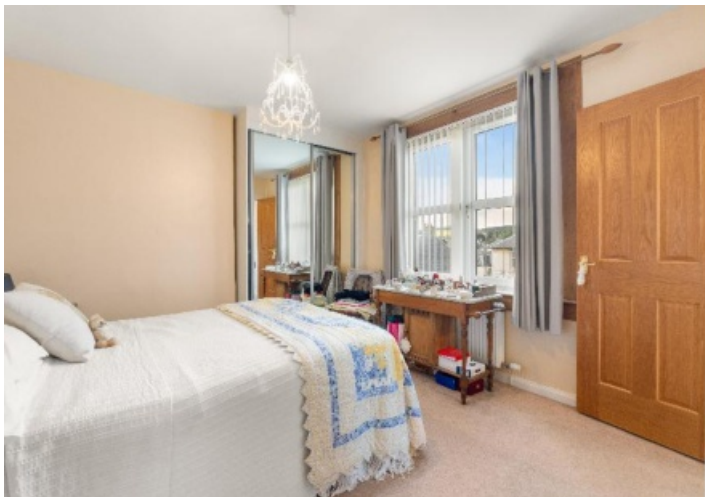
**Offers Over £300,000**

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**38 Edinburgh Road, Peebles, EH45 8EB**



Traditional, semi - detached villa located on the northern edge of town approximately a 40 minute drive from Edinburgh City Bypass. Internally the accommodation extends to 118m<sup>2</sup> or thereby offering a well presented, versatile layout with many attractive period features. Externally the property benefits from a fully enclosed elevated garden to the rear with superb views of the hills and direct access to countryside walks.

## Accommodation

### GROUND FLOOR

- \* Hallway
- \* Opening plan living / dining room with dual aspect and feature fires
- \* Kitchen

### FIRST FLOOR

- \* Upper landing
- \* Master bedroom with fitted wardrobe and en suite shower room
- \* Double bedroom
- \* Family bathroom

### ATTIC ROOM

- \* Double bedroom with fitted wardrobe and store

### ADDITIONAL INFORMATION

- \* Gas central heating
- \* Double glazing
- \* Driveway providing parking for one vehicle
- \* Elevated garden to the rear with a decked and patio area

## 38 Edinburgh Road, Peebles, EH45 8EB

Approximate Gross Internal Area = 118.1 sq m / 1271 sq ft

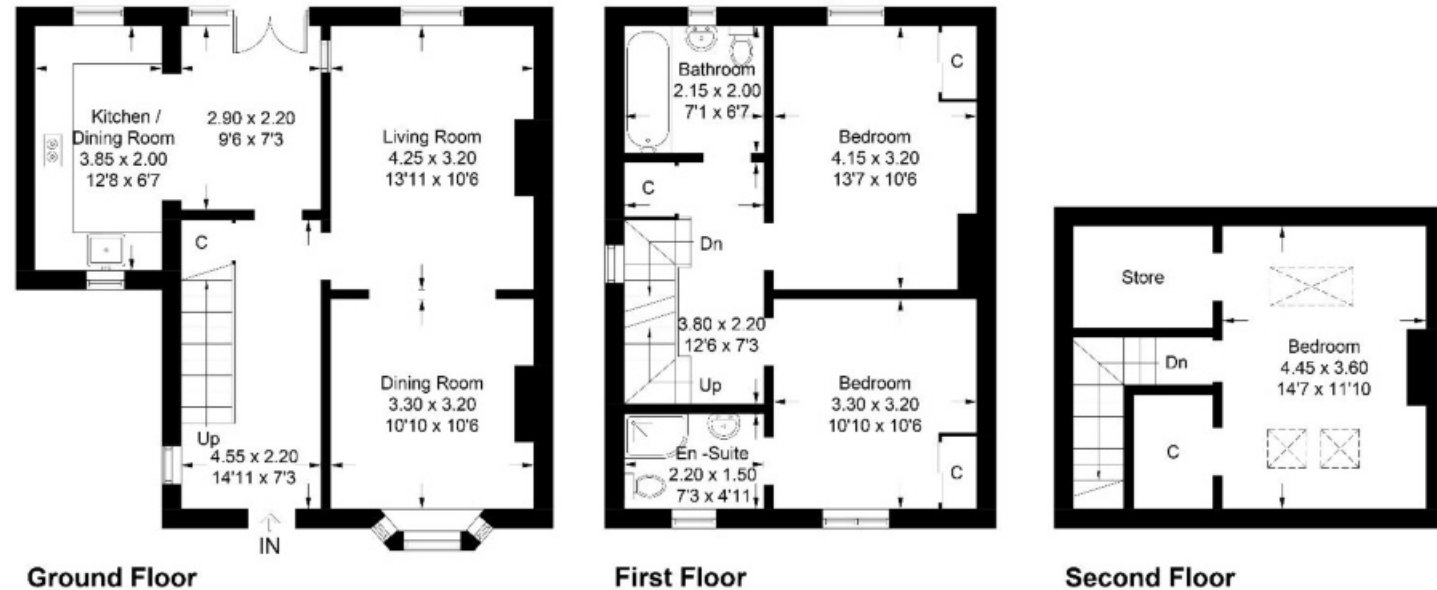


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1119438)

### 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**

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

Also At:

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Kelso, Tel 01573 400 399  
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Full members of:



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.