

Peebles
Call 01721 723999

Offers Over £175,000

CULLEN KILSHAW
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75 Glensax Road, Peebles, EH45 9AP



Terraced villa located within an established residential area, offering excellent potential for upgrading and modernisation. Constructed circa 1950 with an internal footprint of 61m² or thereby. Boasting two generous double bedrooms, off-street parking and of further benefit the garden grounds to the rear are fully enclosed and predominantly laid to lawn.

Accommodation

GROUND FLOOR

- * Hallway
- * Dual aspect living room with feature fire
- * Kitchen
- * Large under stair cupboard

FIRST FLOOR

- * Upper landing
- * Double bedroom with fitted cupboard
- * Further spacious double bedroom
- * Modern shower room

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Fully enclosed garden ground the the rear
- * Private off-street parking to the front

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Approximate Gross Internal Area = 60.4 sq m / 650 sq ft

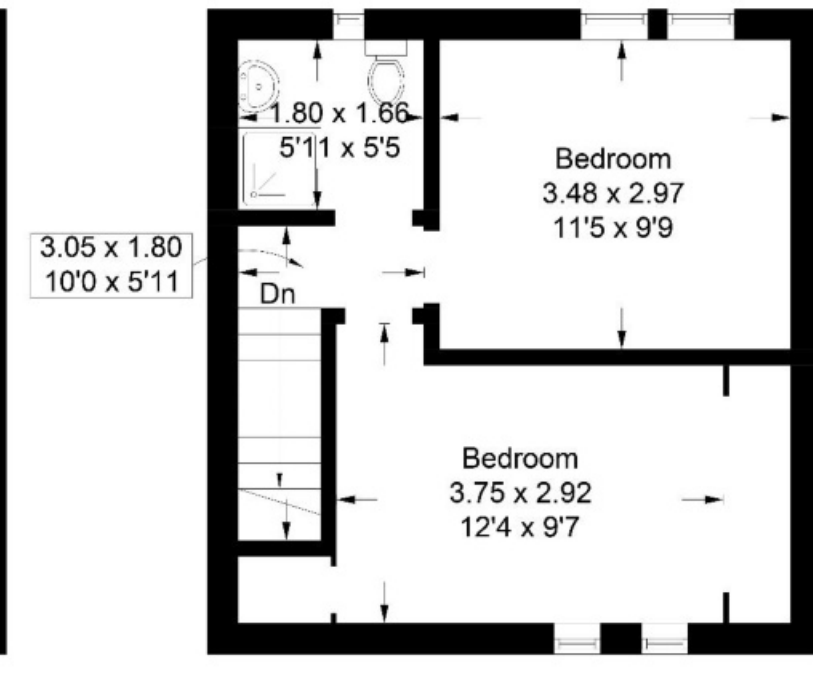
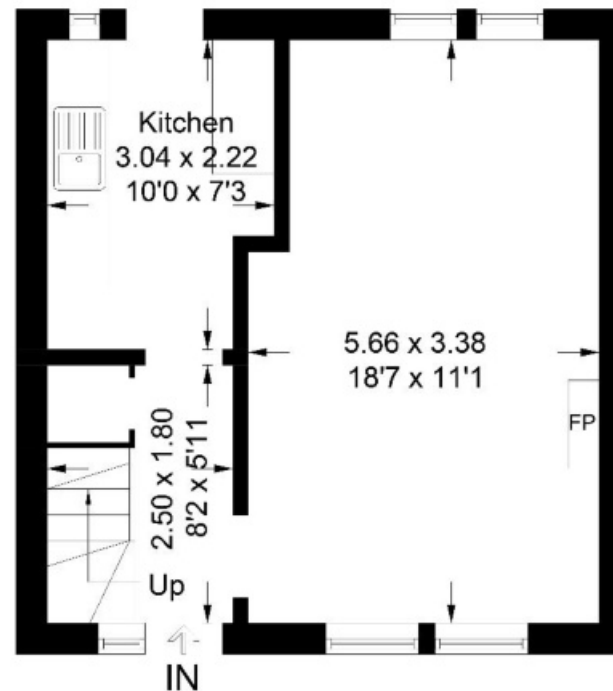


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1124279)

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 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

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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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