

Peebles
Call 01721 723999

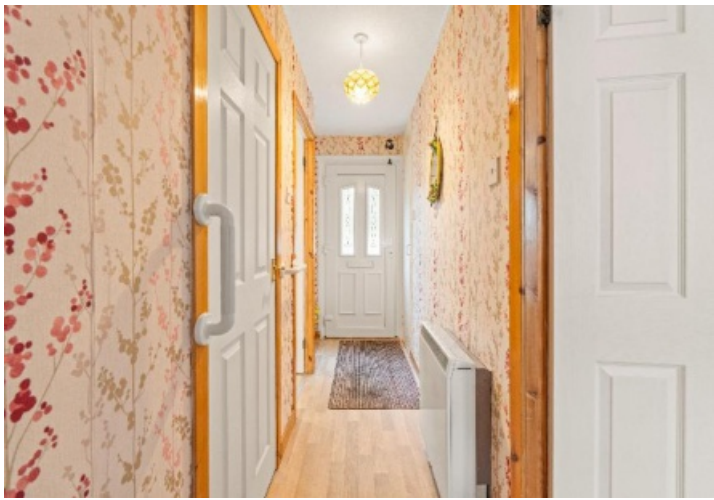
Offers Over £155,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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1 Kingsway, Peebles, EH45 9HY



End-terraced bungalow located in the sought-after area of Peebles, offering a perfect balance of comfort and convenience. This beautifully presented and well maintained property is an ideal choice for those looking to downsize. Internally, you will find a bright and inviting living space that seamlessly flows to the outdoor area through patio doors. The rear features a delightful, well-kept patio garden, perfect for enjoying peaceful moments outdoors. Additionally, the property benefits from ample on-street parking and comes with the added convenience of a garage.

Accommodation

GROUND FLOOR

- * Entrance hallway
- * Living room with patio doors the rear
- * Kitchen
- * Double bedroom with fitted wardrobes
- * Shower room

ADDITIONAL INFORMATION

- * Double glazing
- * Partial electric panel / electric storage heating
- * Detached garage with up and over door
- * Private garden ground to the front and rear

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Approximate Gross Internal Area = 50.6 sq m / 545 sq ft

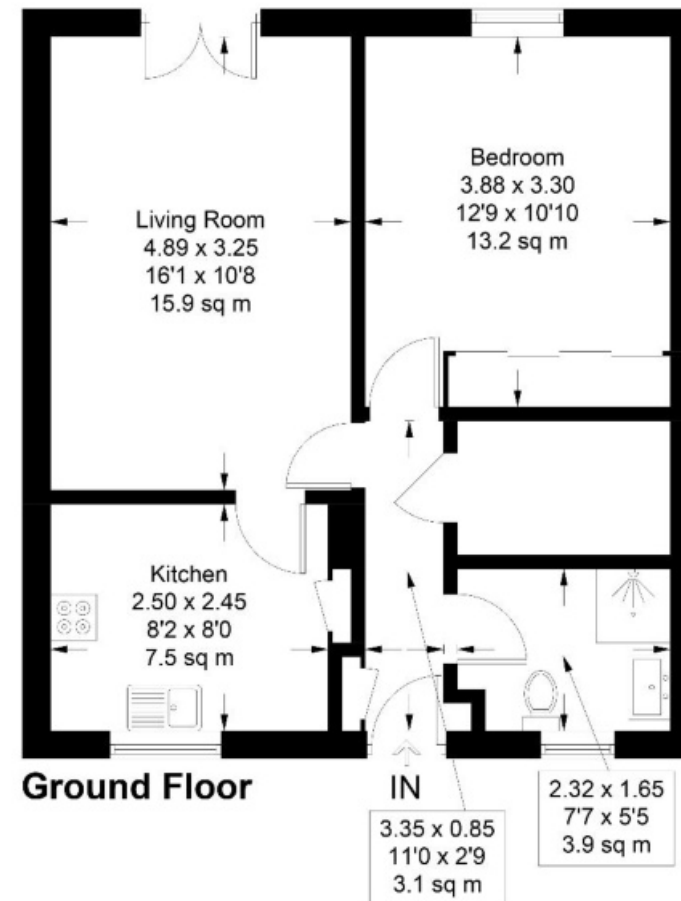


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1123886)

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 electricity, water and drainage.

EPC

Band E.

Council Tax

Scottish 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

5 Northgate,
Peebles, EH45 8RX
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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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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.