

**Peebles**

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**Offers Over £185,000**

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**17 Graham Street, Peebles, EH45 8JP**



Nestled at the end of a peaceful no-through road, this delightful ground floor flat, built in 1880 from characterful whinstone, offers a rare opportunity to create your dream home in one of the area's most sought-after locations. With its own private front and back doors, the property exudes charm and privacy, while benefiting from a generously sized private garden, and driveway. The flat features three bedrooms, a spacious living area, and retains many original features that add to its timeless appeal. While the property is in need of a degree of upgrading, it offers the potential for extension (stc), personalisation and modernisation to suit your style. Conveniently located within easy reach of local amenities, parks, and transport links, this home has a lot to offer and as such early viewing is highly recommended.

## Accommodation

### GROUND FLOOR

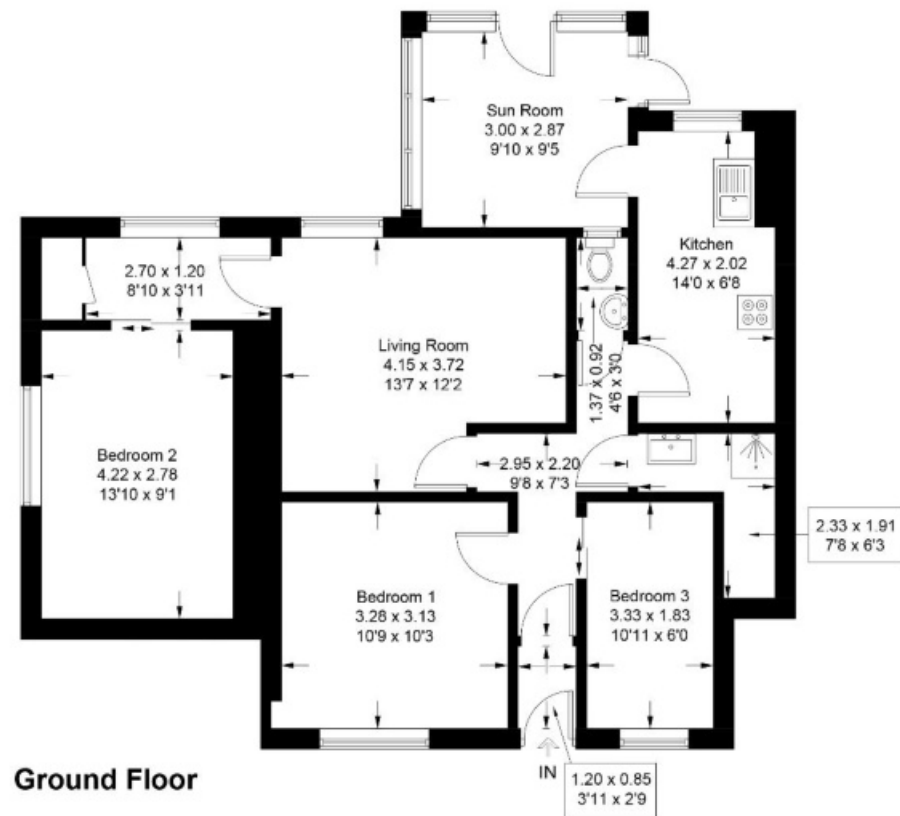
- \* Entrance Vestibule
- \* Hallway
- \* Living room
- \* Kitchen with Conservatory off
- \* Three bedrooms
- \* Shower room
- \* Separate WC compartment

### ADDITIONAL INFORMATION

- \* Gas central heating
- \* Garden to the front, side and rear
- \* Driveway
- \* Greenhouse
- \* Shed

## 17 Graham Street, Peebles, EH45 8JP

Approximate Gross Internal Area = 81.9 sq m / 881 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1121972)

### 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

D

### Council Tax

Scottish Borders 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**

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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