

Peebles
Call 01721 723999

Offers Over £590,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



19 Kingsmeadows Gardens, Peebles, EH45 9LA



This impressive 1970s bungalow has been expertly upgraded, extended, and reconfigured into a modern detached house. The property boasts a stunning larch-clad extension and features four public rooms that offer versatile living spaces. Large windows throughout the home flood the interior with natural light, creating a bright and inviting atmosphere.

The home includes four spacious double bedrooms, ideal for family living or hosting guests. A highlight of the property is the superb kitchen and dining area, which seamlessly opens to a beautifully landscaped, well-stocked, south-facing rear garden — perfect for outdoor living and entertaining. Of further benefit is the privacy and quietness of the location with no through traffic

Accommodation

GROUND FLOOR

- * Entrance Porch
- * Hall
- * Living Room
- * Open plan kitchen/ dining /family room
- * Utility Room
- * Wet Room with WC
- * Four Bedrooms, one with en-suite WC
- * Bathroom with WC

Stairs from the kitchen / dining room lead to:

ATTIC FLOOR

- * Landing
- * Snug / TV Room

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Garage
- * Wraparound garden

19 Kingsmeadows Gardens, Peebles, EH45 9LA

Approximate Gross Internal Area = 176.5 sq m / 1900 sq ft

Garage = 13.2 sq m / 142 sq ft

Total = 189.7 sq m / 2042 sq ft

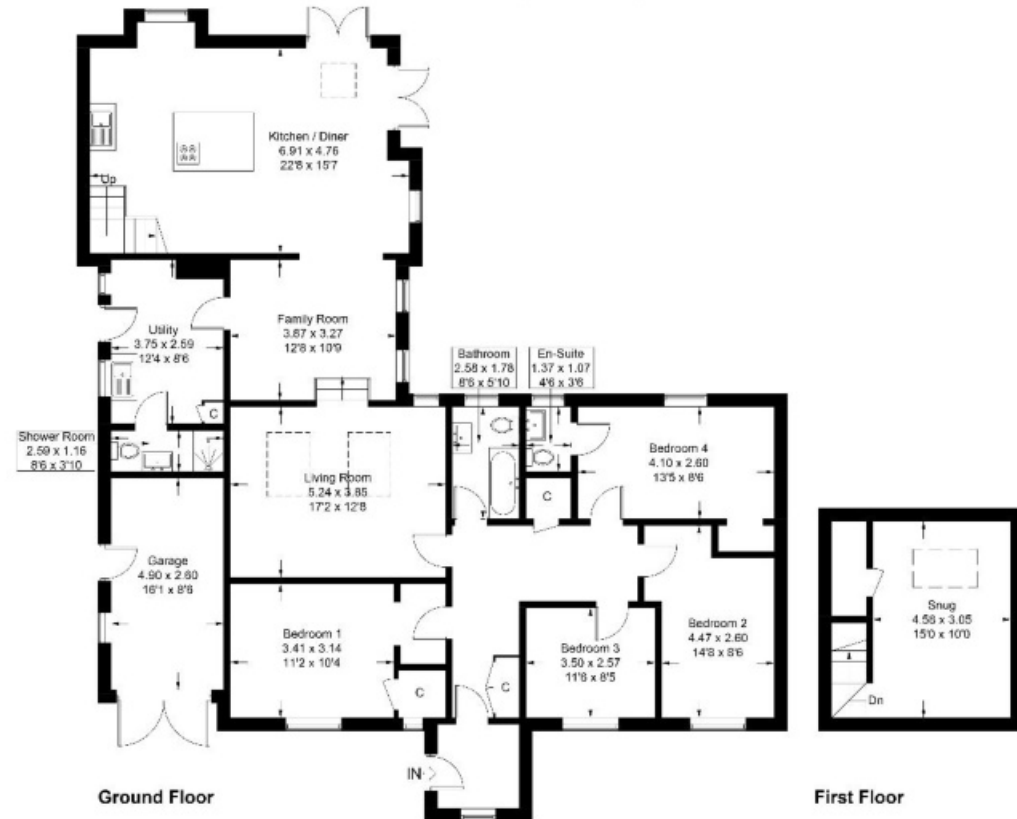


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1125198)

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

C

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



Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867

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.