

Peebles
Call 01721 723999

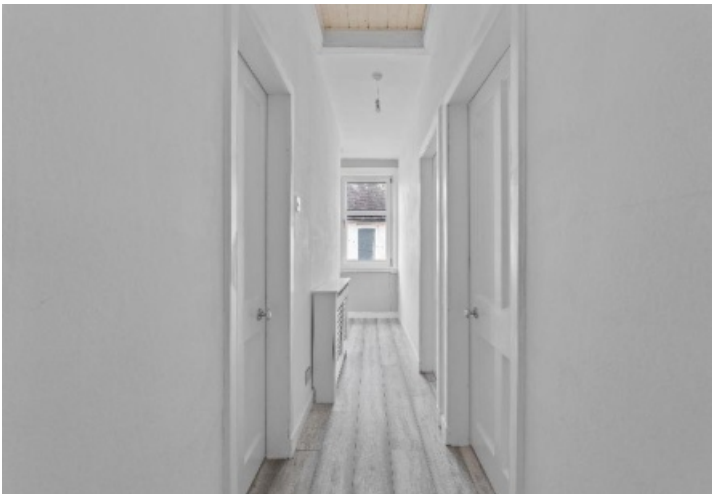
Offers Over £130,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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82 Dalatho Crescent, Peebles, EH45 8DU



A well presented main door first floor flat, extensively upgraded and modernised, located within a popular residential development on the northern edge of town, ideally placed within easy reach of the town centre and all other local amenities. The accommodation is bright and well-proportioned, and of further benefit is the private garden and unrestricted on-street parking.

Accommodation

GROUND FLOOR

- * Main door entrance
- * Entrance hallway and stairs

FIRST FLOOR

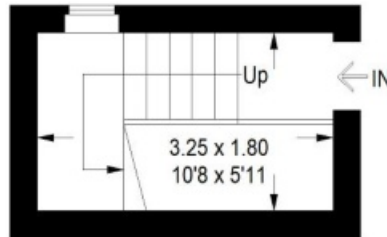
- * Upper landing with utility cupboard off, access to partially floored attic (offering potential for extension)
- * Living room
- * Kitchen including white goods
- * Large double bedroom
- * Modern bathroom with over-bath shower

ADDITIONAL INFORMATION

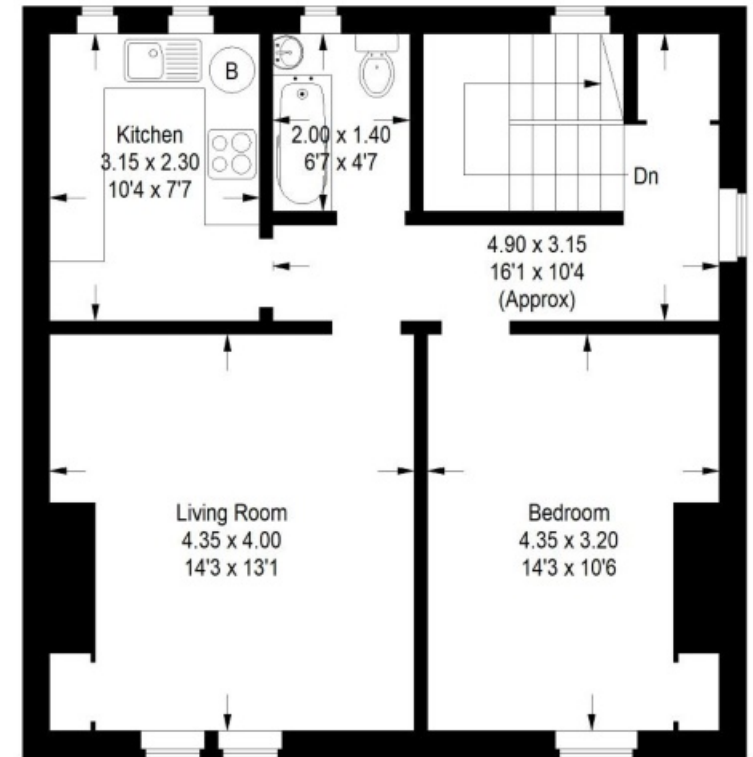
- * Gas central heating
- * Double glazing
- * Private garden

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Approximate Gross Internal Area
62.6 sq m / 674 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2022 (ID 904064)

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, except for the bedroom light. 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 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

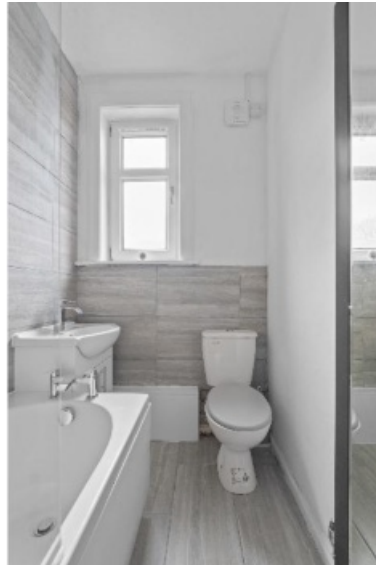
Call 01721 723999

5 Northgate,
Peebles, EH45 8RX
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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Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
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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.