

Peebles
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Offers Over £270,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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6 Dovecot Lade, Peebles, EH45 8HR



Immaculately presented three-bedroom terraced property is in excellent decorative order throughout, providing a comfortable and contemporary living space. The accommodation includes three well-proportioned bedrooms, a spacious living/dining area and a private, landscaped rear garden. Of further benefit the property also has residents' parking, providing added convenience for residents.

Accommodation

GROUND FLOOR

- * Entrance vestibule
- * Hallway
- * Cloakroom
- * Dual aspect living / dining room
- * Kitchen
- * Conservatory

FIRST FLOOR

- * Upper landing
- * Master bedroom with en-suite shower room
- * Two further bedrooms
- * Bathroom with over-bath shower

ADDITIONAL INFORMATION

- * Double glazing
- * Gas central heating with newly installed boiler
- * Private garden ground to the rear
- * Residents parking

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Approximate Gross Internal Area = 110.2 sq m / 1186 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1139809)

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 C

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
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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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