

Peebles

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Offers Over £245,000

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20 Victoria Park Drive, Peebles, EH45 9AD



This delightful 1950s semi-detached property is perfectly situated in a most sought-after location, just a stone's throw from the picturesque Victoria Park. Offering a blend of timeless character, generous living spaces, a fantastic garden and garage, this home presents an exciting opportunity for families and first-time buyers. The scenic surrounding area offers an abundance of world-class outdoor pursuits and is popular for family days out with an excellent array of independent shops, cafes, and restaurants, along with highly regarded schooling.

Accommodation

GROUND FLOOR

- * Entrance hallway
- * Living room with feature fireplace
- * Dining kitchen with range of integrated appliances and Rangemaster cooker
- * Shower room

FIRST FLOOR

- * Upper landing
- * Three well-proportioned double bedrooms with built-in cupboards

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * A beautifully maintained rear garden with a generous lawn, flower beds, and patio area, perfect for outdoor dining and recreation. The front garden adds further curb appeal, with a private driveway providing off-street parking
- * A single detached garage offering additional storage or workshop potential.

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Approximate Gross Internal Area = 92.8 sq m / 999 sq ft

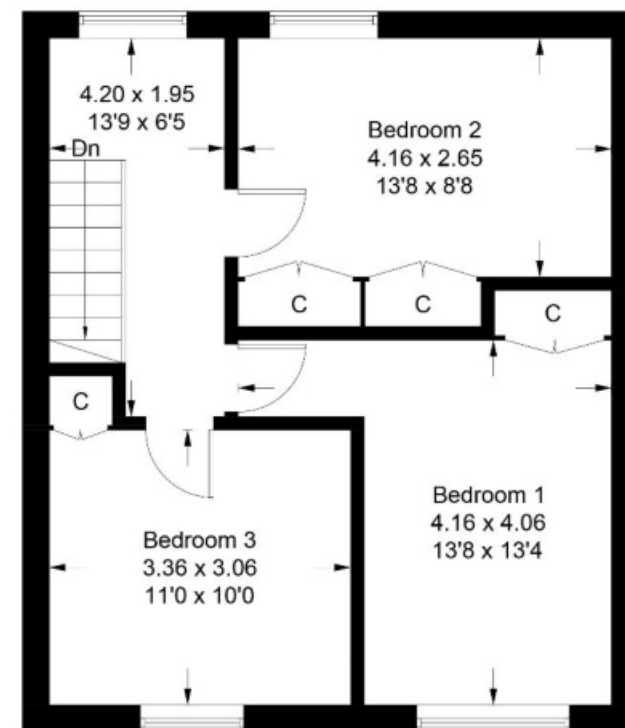
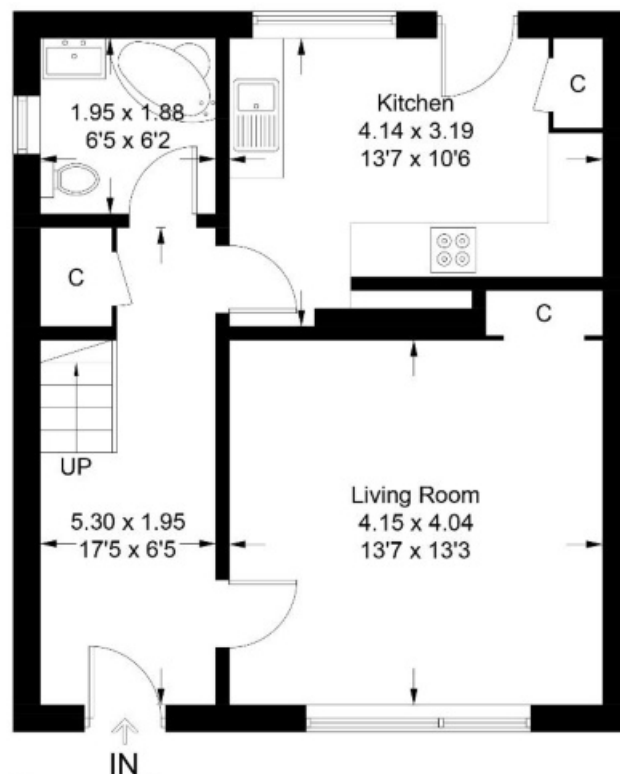


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1158871)

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 and Rangemaster cooker are included in the price.

Services

Mains gas, electricity, water and drainage.

EPC

C

Council Tax

Scottish Borders Council. Council Tax Band B.

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

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Peebles, EH45 8RX
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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