

Peebles

Call 01721 723999

FIXED PRICE £385,000



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



14 Kittlegairy View, Peebles, EH45 9LZ



Stunning Four-Bedroom Detached Villa in Kittlegairy View, Peebles

Built circa 2010, this beautifully presented four-bedroom detached villa boasts contemporary design and modern amenities, making it an ideal family home. Set within a sought-after residential development, the property offers 135m² of bright, spacious, and flexible living accommodation arranged over two floors.

The ground floor features a welcoming entrance hallway leading to a cosy living room and stylish open-plan living / dining area, seamlessly connecting to a large sun room with patio doors that open out to the private garden, enhancing the natural indoor-outdoor flow. The modern kitchen is well-appointed with integrated appliances and ample storage.

Upstairs, the four well-proportioned bedrooms provide comfortable living spaces, with the principal bedroom benefiting from an en-suite shower room.

Externally, the property enjoys a private rear garden, perfect for outdoor entertaining, while a garage and driveway provide ample parking for multiple vehicles.

Located in a desirable area of Peebles, this home is within close proximity to local schools, amenities, and excellent transport links.

Accommodation

GROUND FLOOR

- * Welcoming hallway
- * Living room with feature gas stove
- * Open-plan living / dining kitchen
- * Utility room
- * Cloakroom

FIRST FLOOR

- * Upper landing
- * Four bedrooms (master with en-suite shower room)
- * Bathroom with over-bath shower

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Single garage with up-and-over main door
- * Driveway
- * Garden, enclosed to the rear and mainly laid to lawn, incorporating a paved patio
- * Timber shed
- * Interlinked smoke and CO2 alarms installed

14 Kittlegairy View, Peebles, EH45 9LZ

Approximate Gross Internal Area = 135.9 sq m / 1463 sq ft

Garage = 17.0 sq m / 183 sq ft

Total = 152.9 sq m / 1646 sq ft

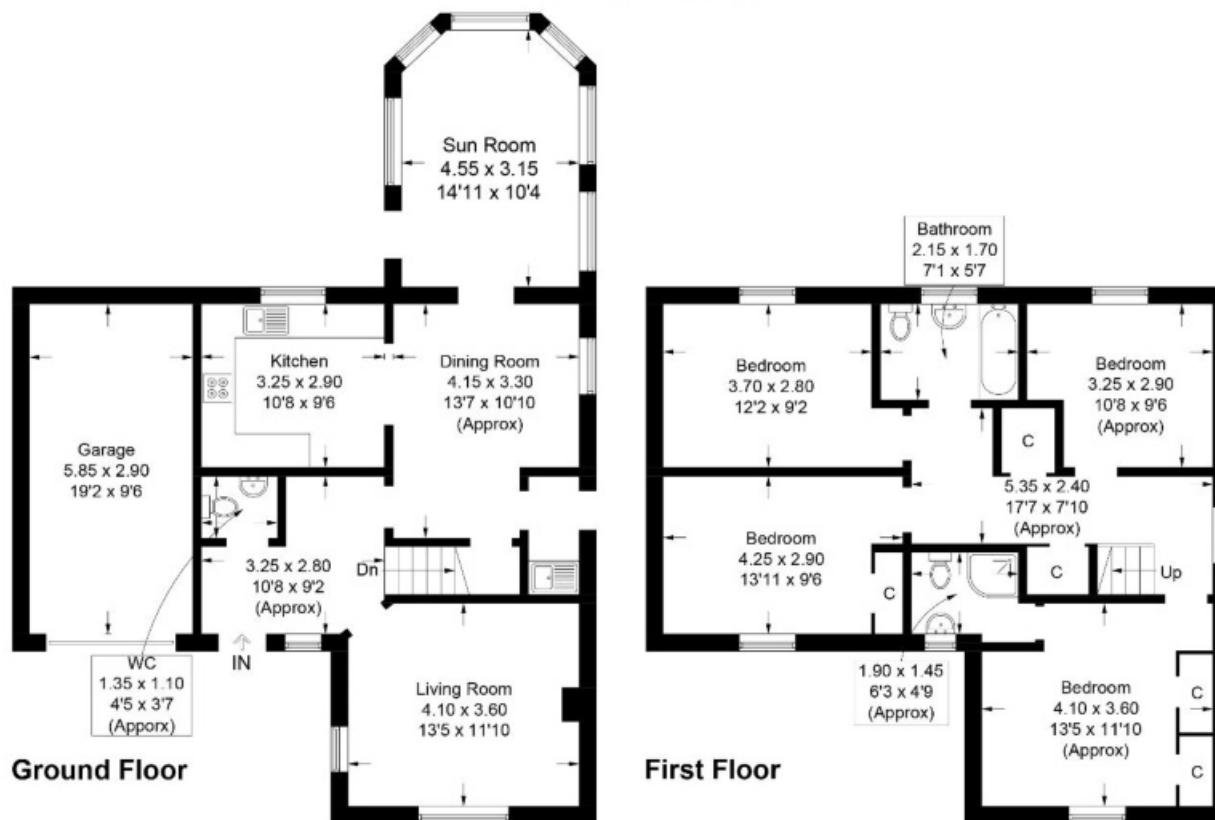


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1170772)

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

The property will be sold with all fixtures and fittings, white goods and all other items of furniture currently in the property. The curtains in the living room are not included in the sale.

Services

Mains gas, electricity, water and drainage

EPC

C

Council Tax

Scottish Borders Council Tax Band G.

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.

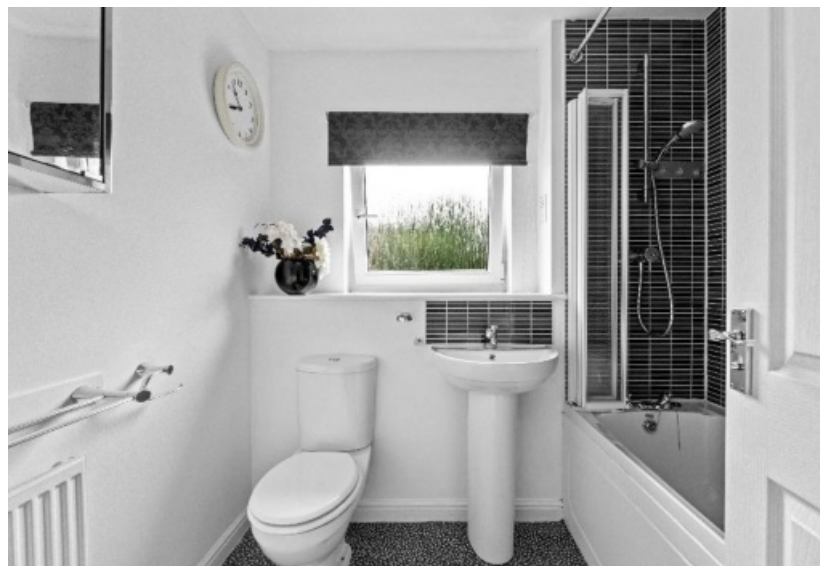
Interested in this property?
Peebles
Call 01721 723999

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.