

Peebles
Call 01721 723999

Fixed Price £350,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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1 St Andrews Road, Peebles, EH45 8JH



This detached Whinstone villa, dating back to 1878, is a fine example of Victorian architecture, showcasing the elegance and craftsmanship of the era and presented in immaculate decorative order throughout. Situated on the traditional and sought-after St Andrews Road in Peebles, this characterful home offers a wealth of period features, including high ceilings, intricate cornicing, and generously proportioned rooms flooded with natural light.

Accommodation

GROUND FLOOR

- * Entrance vestibule
- * Welcoming hallway with excellent storage / utility cupboard off
- * Living room / bedroom 3 with bay window , ornate cornicing and feature fireplace
- * Sitting / dining room
- * Kitchen
- * Staircase, with ample under stairs storage and beautifully crafted stained glass picture window, leading to:-

FIRST FLOOR

- * Upper landing with two large storage cupboards off, one housing the boiler. Access to the partially floored attic
- * Two bright and spacious double bedrooms, front bedroom with bay window
- * Contemporary shower room

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Courtyard style garden, fully enclosed and designed for ease of maintenance

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Approximate Gross Internal Area = 104.8 sq m / 1128 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1177224)

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

E

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

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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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