

**Peebles**

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**Offers Over £390,000**

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**24 Kittlegairy View, Peebles, EH45 9LZ**





Built around 2010 and set within a desirable residential development, this impressive four-bedroom detached villa offers stylish, spacious living ideal for modern family life. With approximately 135m<sup>2</sup> of flexible accommodation across two floors, the home is thoughtfully designed with both comfort and practicality in mind. Situated in a popular area of Peebles, the property is close to parkland, local schools and shops. This is a fantastic opportunity to secure a stylish, move-in ready home in one of the Borders' most sought-after towns.

## Accommodation

### GROUND FLOOR

- \* Bright and welcoming entrance hallway
- \* Comfortable, dual aspect living room
- \* Spacious open-plan kitchen, dining, and family area – ideal for modern living
- \* Separate utility room with practical storage and laundry space
- \* Cloakroom

### FIRST FLOOR

- \* upper landing
- \* Four well-proportioned double bedrooms, including a master with en-suite shower room
- \* Bathroom with over-bath shower

### ADDITIONAL INFORMATION

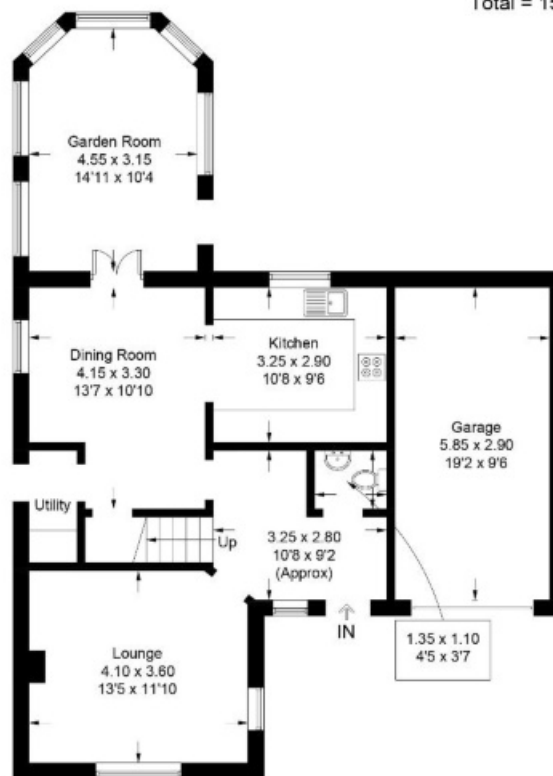
- \* Gas central heating and double glazing
- \* Single garage with up-and-over door
- \* Private driveway providing off-street parking
- \* Enclosed rear garden, mainly laid to lawn with a paved patio – perfect for relaxing or entertaining

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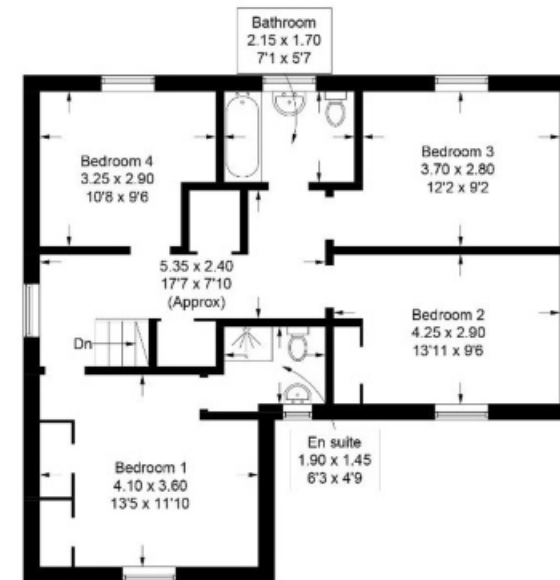
Approximate Gross Internal Area = 135.9 sq m / 1463 sq ft

Garage = 17.0 sq m / 183 sq ft

Total = 152.9 sq m / 1646 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1181818)

### 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 fixtures and fittings, including integrated appliances, binds and light fittings are included, where applicable.

### 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**

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Peebles, EH45 8RX  
Phone: 01721 723999  
Fax: 01721 723888  
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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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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.