

Peebles

Call 01721 723999

Offers Over £95,000



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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22 Crookston Place, Peebles, EH45 9AL



Two-Bedroom First Floor Flat Offers Invited – Sold As Seen

A fantastic opportunity to acquire a spacious two-bedroom first floor flat in the sought-after Crookston Place area of Peebles. This property is in need of complete modernisation and upgrading, offering excellent potential for buyers looking to create a home to their own taste or for investment purposes.

Set in a prime location, the flat benefits from generously sized rooms throughout, good natural light, and access to a communal garden to the rear. Situated in a quiet and well-established residential area, it's just a short distance from the town centre, local amenities, and scenic walking routes.

Accommodation

GROUND FLOOR

- * Communal entrance, hallway and stairs

FIRST FLOOR

- * Two well-proportioned bedrooms
- * Spacious, dual aspect living room
- * Kitchen
- * Bathroom with over-bath shower

ADDITIONAL INFORMATION

- * Electric heating
- * Double glazing
- * Communal garden
- * Freehold
- * No upward chain
- * Sold as seen
- * All services/appliances have not and will not be tested
- * EPC: Band D

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TOTAL: 63 m²
FLOOR 1: 63 m²
EXCLUDED AREAS: STORAGE: 2 m²

FLOOR PLAN CREATED BY CUBICASA-APP MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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 Glentworth Forest.

Fixtures and Fittings

The property is sold as seen. All services / appliances have not, and will not be tested.

Services

Mains electricity, water and drainage. None of the systems/ services have or will be tested. There is no warranty regards the working condition of the services /systems.

EPC

Band D.

Council Tax

Scottish Borders Council Tax Band A.

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

Also At:

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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.