

Peebles

Call 01721 723999

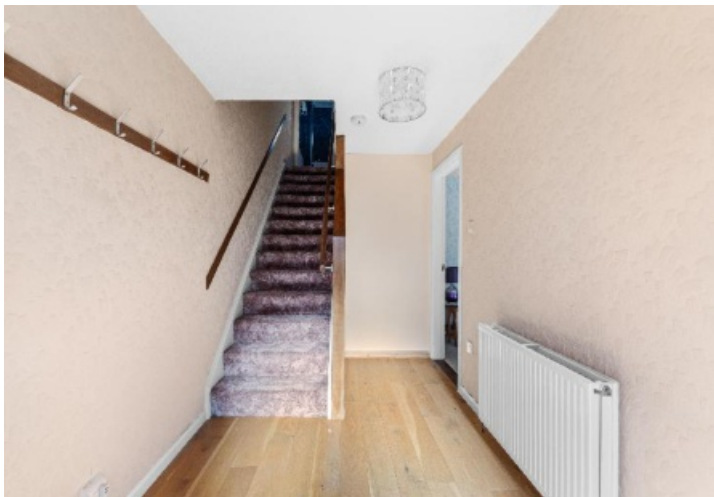
Offers Over £210,000

CULLEN KILSHAW
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5 Marmion Road, Peebles, EH45 9BE



Semi-detached villa situated in a popular residential location within easy reach of primary/secondary schooling, parkland and the town centre. Internally the bright and airy accommodation is arranged over two floors extending to 93m² or thereby, boasting three generous double bedrooms with fitted wardrobes and a bright dining / living room. Additionally, the property benefits from a fully enclosed rear garden and a private front garden. Built around 1973, the property provides a comfortable and practical layout with scope for a degree of modernisation, making it ideal for first-time buyers, families, or those looking to downsize in a popular Borders location.

Accommodation

GROUND FLOOR

- * Hallway
- * Dual aspect living / dining room
- * Kitchen

FIRST FLOOR

- * Upper landing
- * Shower room
- * Three spacious double bedrooms with fitted wardrobes

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Private fully enclosed garden to the rear

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Approximate Gross Internal Area = 93.3 sq m / 1004 sq ft

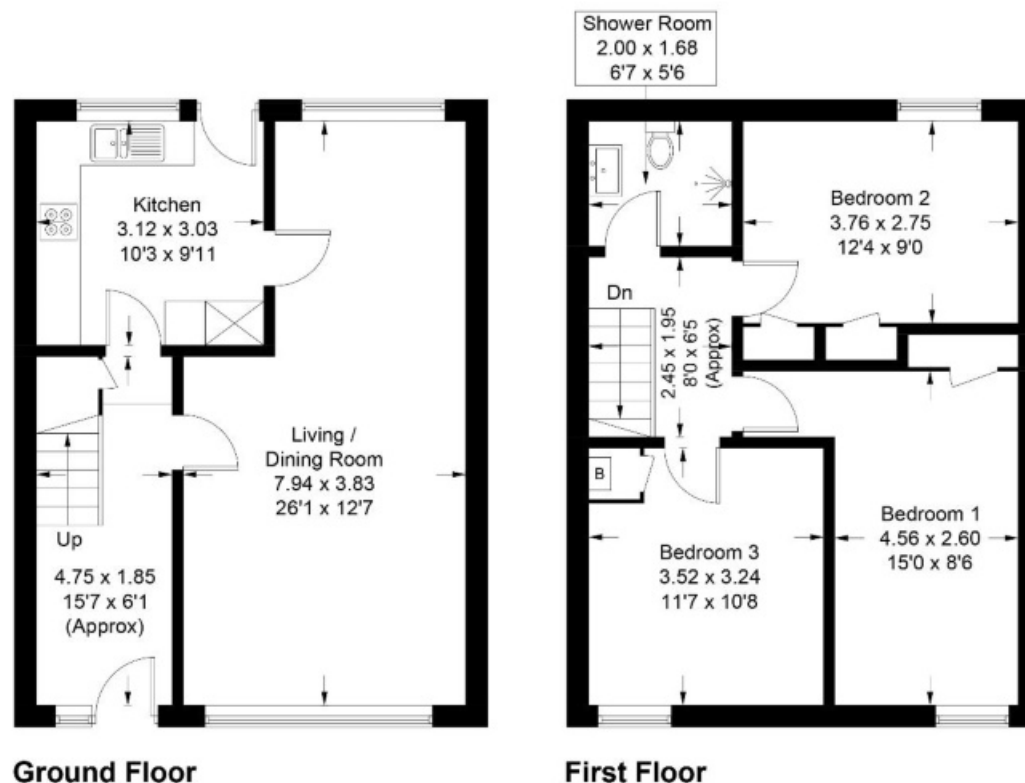


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1188533)

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

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EPC

Band C

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

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:

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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.