

Peebles

Call 01721 723999

Offers Over £450,000



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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7 Glen Crescent, Peebles, EH45 9BS



Forming part of a well-established, popular development on the south side of town, a detached villa constructed circa 1997. The property offers a pleasing juxtaposition of rooms extending to 130m² or thereby, presented in immaculate condition. Of particular note is the superb fully enclosed garden offering an excellent degree of privacy with uninterrupted views of the surrounding countryside.

Accommodation

GROUND FLOOR

- * Hallway
- * Living room
- * Dining room
- * Open plan family room with wood burning stove/ kitchen with patio doors to the rear
- * Utility room
- * Study
- * Double bedroom
- * Cloakroom

FIRST FLOOR

- * Upper landing
- * Master bedroom with fitted wardrobes and en-suite shower room
- * Two further double bedrooms with fitted wardrobes
- * Bathroom with over-bath shower

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * 12 Solar photovoltaic panels on a feed in tariff
- * Driveway providing ample parking
- * Electrical vehicle charging point
- * Well-maintained surrounding private gardens with lawn and patio / decked areas ideal for outdoor entertaining

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Approximate Gross Internal Area = 130.0 sq m / 1399 sq ft

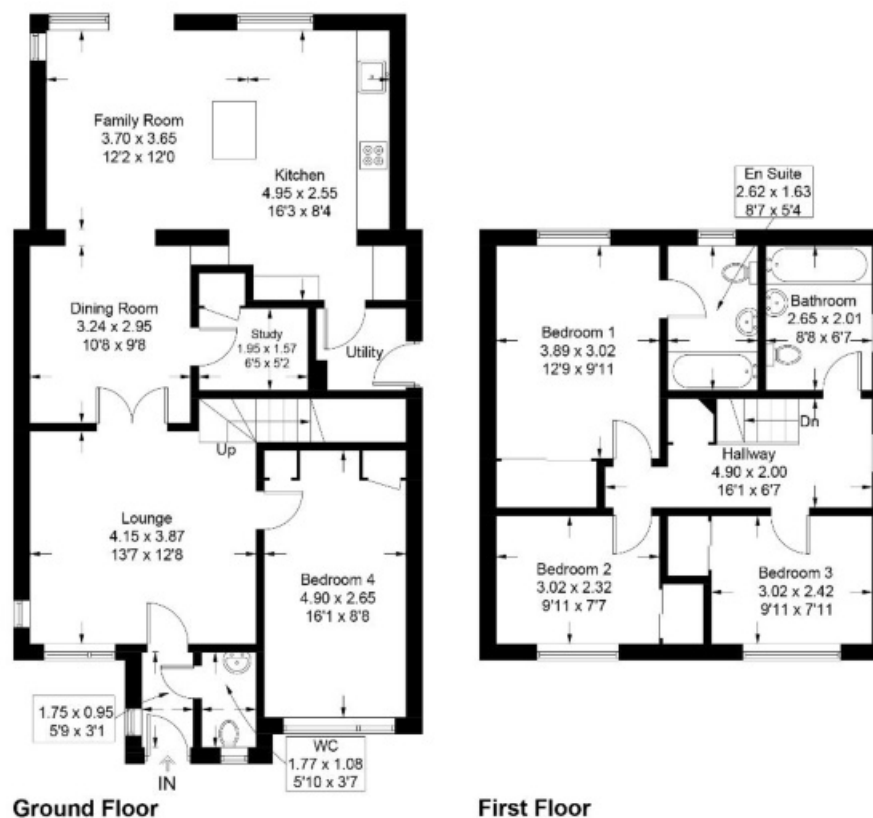


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1188446)

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

Band C

Council Tax

Band F

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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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.