

Peebles

Call 01721 723999

Offers Over £244,000



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



20 Edinburgh Road, Peebles, EH45 8DZ



Charming traditional semi-detached bungalow set on a generous plot at the northern edge of town, around a 40-minute drive from the Edinburgh City Bypass. Offering approximately 78m² of well-presented and versatile living space, the home retains many appealing period features throughout. Outside, the property boasts private garden grounds with a picturesque, leafy outlook and direct access to scenic countryside walks.

Accommodation

GROUND FLOOR

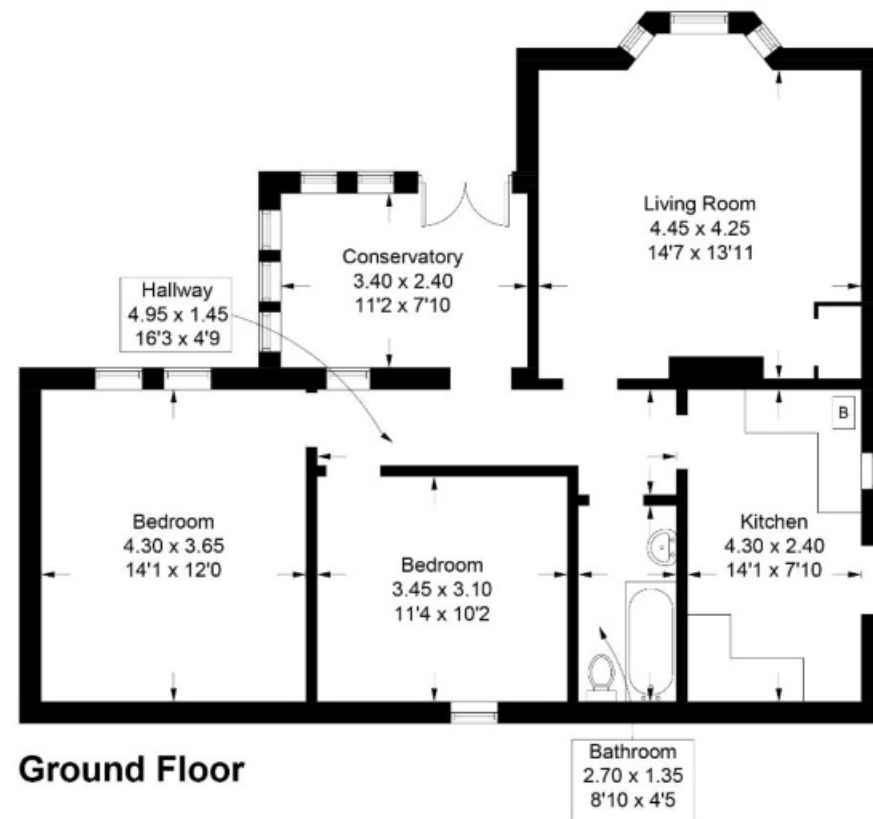
- * Hallway
- * Living room with solid fuel stove and bay window
- * Kitchen with integrated double oven, hob and extractor hood
- * Two double bedrooms
- * Bathroom with over-bath shower
- * Conservatory

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * On-street parking
- * Private garden grounds predominantly laid to lawn

20 Edinburgh Road, Peebles, EH45 8DZ

Approximate Gross Internal Area = 78.7 sq m / 847 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1177896)

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 electricity, gas, water and drainage

EPC

D

Council Tax

Scottish Borders Council Tax Band D.

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:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
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
Tranent,	Tel 01875 611211



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.