

Peebles

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Offers Over £350,000

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12 Edderston Ridge, Peebles, EH45 9NA



Well presented, modern detached villa situated within a highly desirable residential development on the south side of town. This excellent family home benefits from a contemporary interior, including a recently installed kitchen and bathroom, and has been recently decorated throughout. It also features a fully enclosed wraparound garden, driveway, and garage. The property is conveniently situated within easy reach of all local amenities.

Accommodation

GROUND FLOOR

- * Hallway
- * Open plan living room / dining room with patio doors providing direct access to the rear garden
- * Newly installed kitchen with integrated appliances
- * Cloakroom

FIRST FLOOR

- * Upper landing
- * Master bedroom with fitted wardrobes and a newly installed en-suite shower room
- * Two further bedrooms
- * Bathroom

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Wraparound garden, predominantly laid to lawn, incorporating a paved patio and offering a good degree of privacy
- * Garage with up-and-over door
- * Driveway

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Approximate Gross Internal Area = 77.6 sq m / 835 sq ft

Garage = 14.3 sq m / 154 sq ft

Total = 91.9 sq m / 989 sq ft

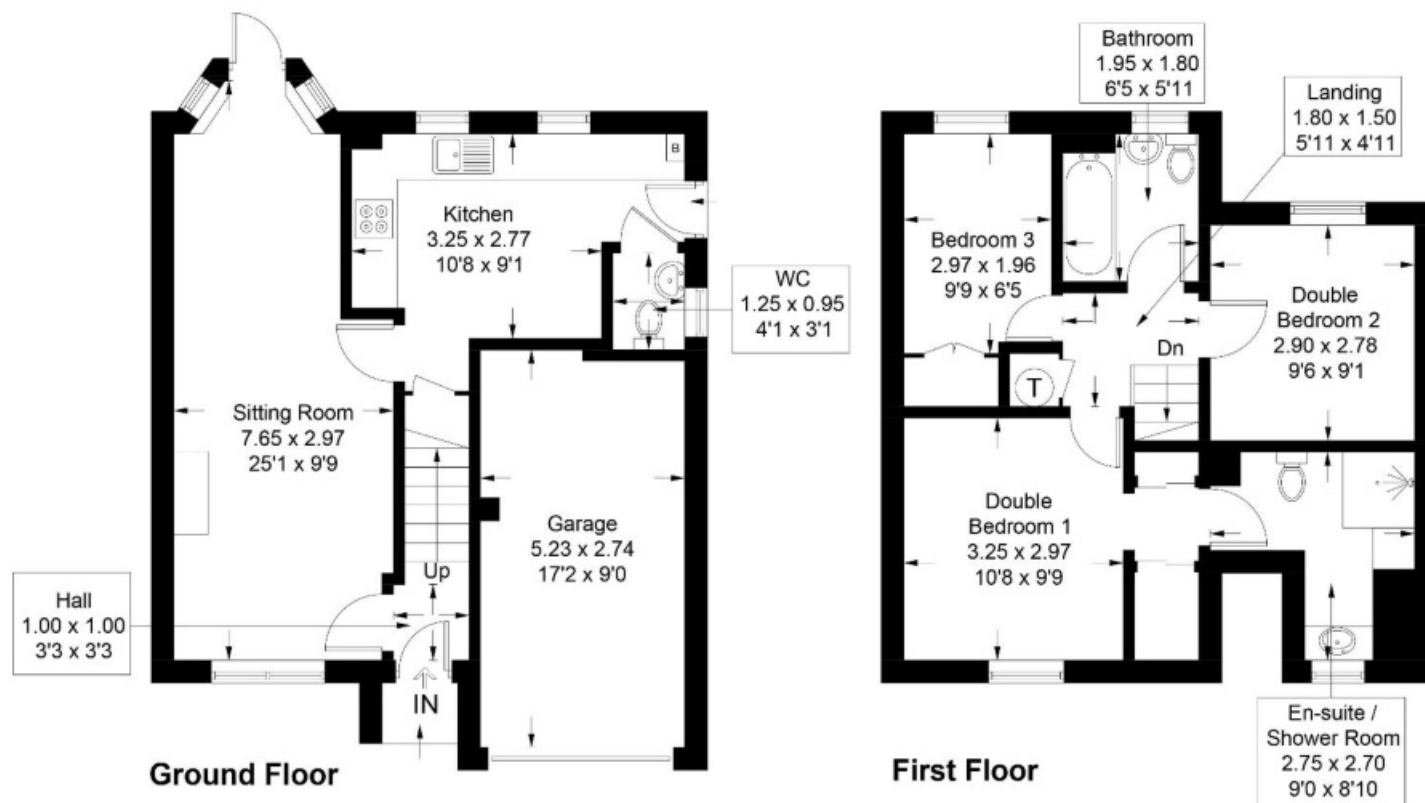


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1190178)

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 E

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.

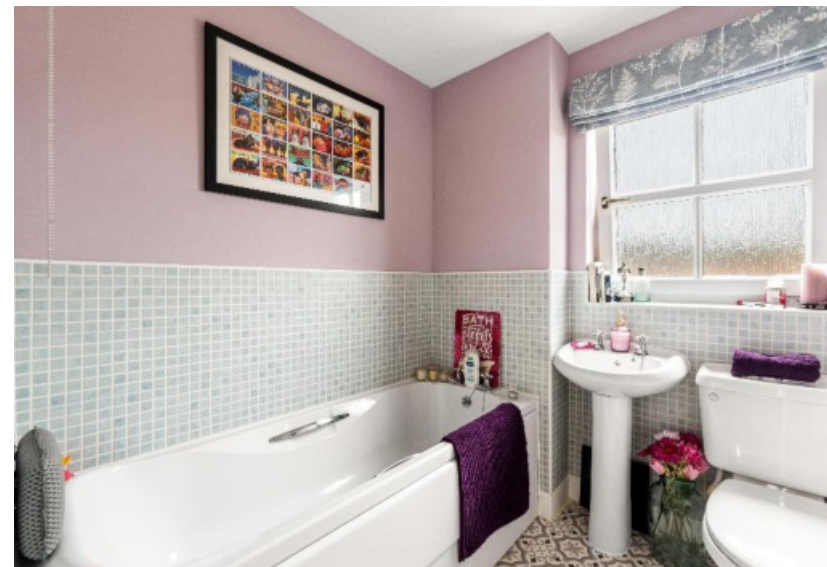
Interested in this property?
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.