

**Peebles**

Call 01721 723999

**Offers over £450,000**

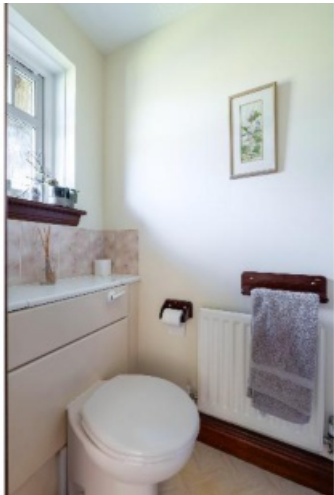
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**4 Clement Gunn Square, Peebles, EH45 8LW**





Forming part of a small, exclusive cul-de-sac development in a central area of Peebles comprising of just seven similar style properties, this impressive detached modern home provides spacious and adaptable accommodation over two levels. With private gardens, off-street parking, and an attached double garage, the property offers a practical layout ideal for family living, all within easy walking distance of Peebles vibrant town centre, Kingsland Primary School, Haylodge Health Centre, the scenic open spaces of Haylodge Park.

## Accommodation

### GROUND FLOOR

- \* Entrance vestibule and hallway
- \* Dual aspect living room with feature fireplace and patio doors providing access to the rear garden
- \* Dining room
- \* Dining Kitchen
- \* Utility room
- \* Cloakroom

### FIRST FLOOR

- \* Master bedroom with en-suite shower room
- \* Second double bedroom with fitted storage
- \* Two single bedrooms, both with built-in wardrobes
- \* Family bathroom

### ADDITIONAL INFORMATION

- \* Gas-fired central heating
- \* Double glazing
- \* Enclosed private gardens to front and rear
- \* Driveway providing off-street parking
- \* Integrated double garage
- \* Planning consent has been granted to extend and re-configure the layout, details can be obtained from Scottish Borders Council Planning Portal, under reference: 23/01905/FUL
- \* Home Report Valuation £465,000

## 4 Clement Gunn Square, Peebles, EH45 8LW

Approximate Gross Internal Area = 151.2 sq m / 1627.6 sq ft

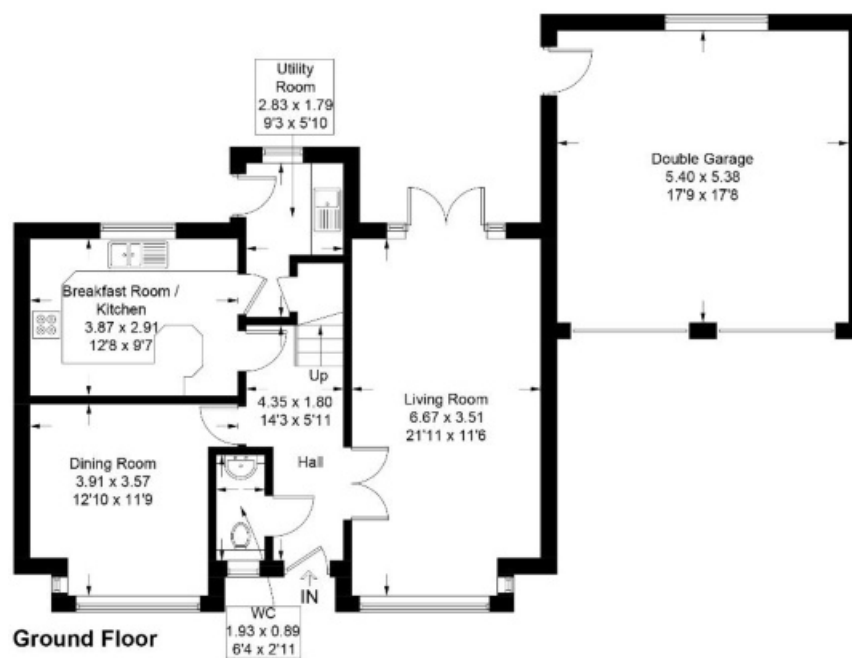


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1198870)

### 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. The surrounding area is particularly notable for a wide array of recreational activities including: mountain biking in Innerleithen and Glentress Forest, excellent hill walking, horse riding and fishing on the River Tweed. The Macdonald Hotel and Country Club at Cardrona offers a spa/health club and 18 hole championship golf course.

### Fixtures and Fittings

All fixtures and fitting are included in the price, including integrated appliances, blinds, light fittings and fitted floor coverings, where applicable.

### Services

Mains electricity, gas, water and drainage

### EPC

C

### Council Tax

Scottish Borders Council. Council Tax band G

### 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  
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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.