

Peebles

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Offers over £150,000

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15 Connor Street, Peebles, EH45 8HD



Located within a well-established part of Peebles, this two-bedroom first-floor flat offers a great opportunity for anyone looking to get on the property ladder or settle into a comfortable home. The area is both peaceful and convenient, with the town centre and local golf club just minutes away. Inside, the property has been thoughtfully updated, including a stylish new kitchen, and offers generous living space extending to 61m² or thereby, that's easy to make your own. Whether you're a young family, professional, or first-time buyer, this home has plenty to offer.

Accommodation

FIRST FLOOR

- * Accessed via a shared, secure entrance and stairwell
- * Main door
- * Bright and welcoming hallway with deep storage cupboard
- * Spacious living and dining room with dual-aspect windows providing lots of natural light
- * Recently installed kitchen featuring modern units, wood-effect worktops, under-unit lighting, glazed splashback, integrated gas hob and electric oven, plus space for appliances
- * Two generous double bedrooms, each with built-in storage

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Private garden ground
- * Ample on-street parking

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Approximate Gross Internal Area = 61.0 sq m / 657 sq ft

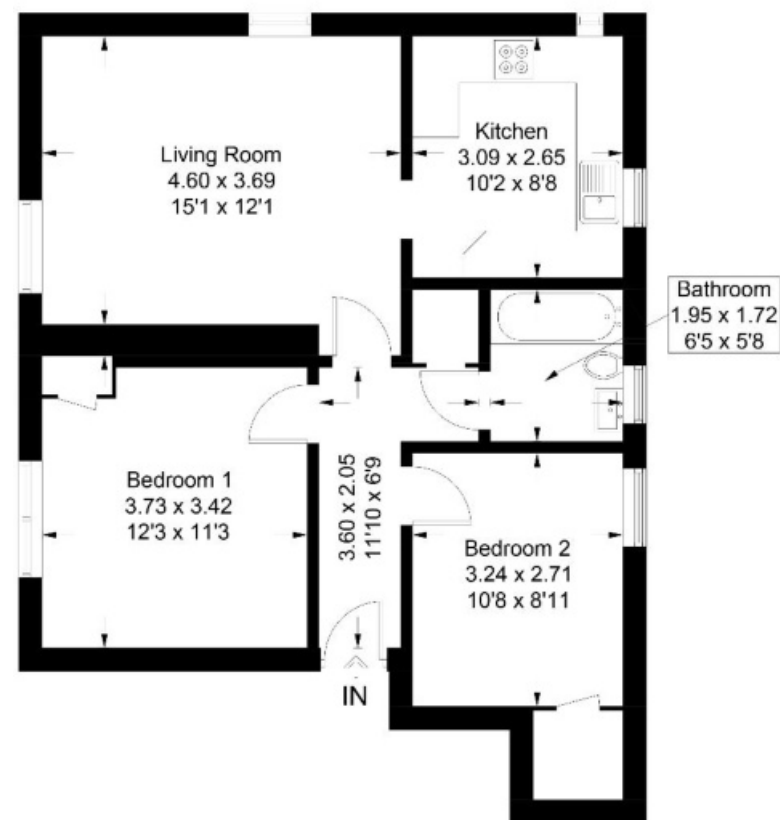


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlebs.co © (ID1204687)

Situation

Beautifully positioned on the banks of the renowned River Tweed, Peebles is a thriving market town that combines scenic beauty with a welcoming community atmosphere. Set amidst the rolling hills of the Scottish Borders, this historic town offers a superb lifestyle with a strong blend of charm, convenience, and culture. The River Tweed itself is internationally celebrated as one of the foremost salmon fishing rivers in the world, attracting anglers from far and wide. Its tranquil banks also provide stunning riverside walks, picnic spots, and opportunities to enjoy nature right on the doorstep. Peebles features a bustling high street filled with independent boutiques, traditional pubs, cafés, and restaurants. The town also benefits from excellent local amenities, including well-regarded schools, healthcare services, and leisure facilities, as well as reliable public transport links. The area is a haven for outdoor enthusiasts, offering direct access to the Tweed Valley's famous walking and cycling trails, and is a short distance from Glentworth Forest, a top destination for mountain biking and woodland adventures. Year-round festivals, cultural events, and a strong community spirit contribute to Peebles' enduring appeal. Whether you're looking for a peaceful retreat or a lively town with a rich heritage and natural beauty, Peebles is a place that truly offers the best of both worlds.

Fixtures and Fittings

All fixtures and fittings, including integrated appliances, light fittings, blinds and fitted flooring, where applicable are included.

Services

Mains electricity, gas, water and drainage

EPC

C

Council Tax

Scottish Borders Council. Council Tax Band A

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
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Fax: 01721 723888
Email: peebles@cullenkilshaw.com

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.