

**Peebles**  
Call 01721 723999

**Offers Over £150,000**

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**51 Dalatho Crescent, Peebles, EH45 8DT**





Well-presented ground floor flat, with its own main door entrance, offers bright and spacious accommodation extending to approximately 74m<sup>2</sup>. Forming part of a popular residential development, the property enjoys a convenient location within easy walking distance of the town centre and a full range of local amenities. A standout feature is the generously sized private garden to the rear, providing an ideal space for outdoor enjoyment.

## Accommodation

### GROUND FLOOR

- \* Own main door entrance
- \* Hallway
- \* Living room
- \* Dining kitchen
- \* Two double bedrooms
- \* Bathroom with over-bath shower

### ADDITIONAL INFORMATION

- \* Gas central heating
- \* Double glazing
- \* Private enclosed garden to the rear

## 51 Dalatho Crescent, Peebles, EH45 8DT

Approximate Gross Internal Area = 74.9 sq m / 806 sq ft

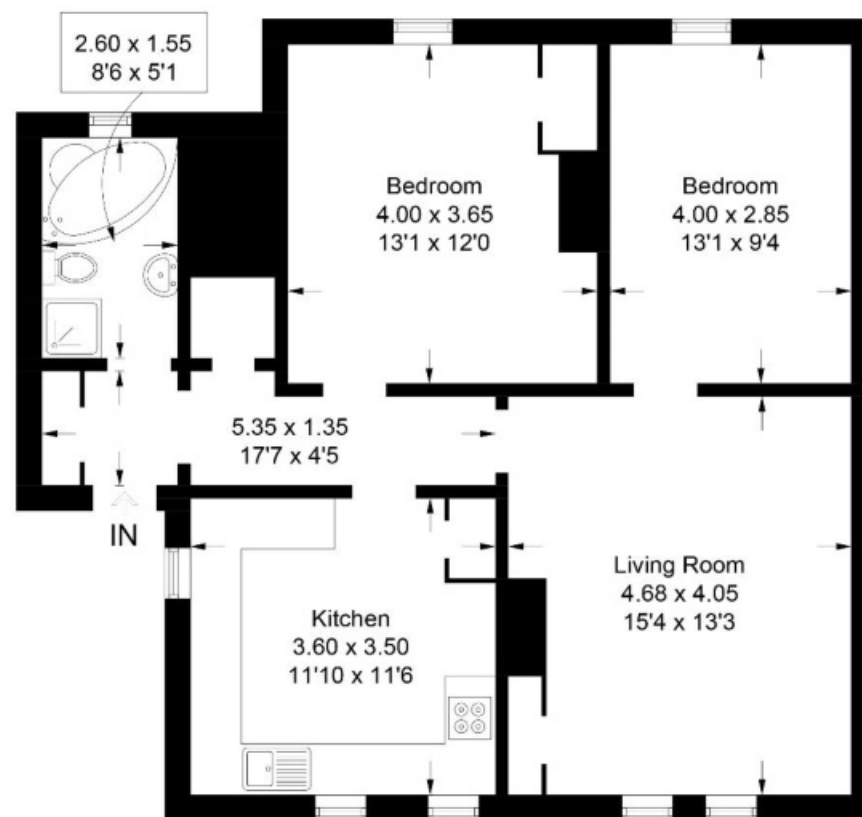


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1208740)

### 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

Scottish Borders 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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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.