

Peebles

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Offers Over £235,000

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6 Witchwood Crescent, Peebles, EH45 9AJ



Located in a sought-after residential area on the south side of Peebles, this beautifully presented mid-terraced home is turn-key ready and offers spacious, comfortable living throughout. The property features three well-proportioned bedrooms, a stylish modern kitchen, and a bright, welcoming living space. To the rear, you'll find a private, landscaped garden – perfect for relaxing or entertaining. With its convenient location, contemporary finishes, and move-in condition, this charming home offers comfortable living in one of the Borders' most desirable towns.

Accommodation

GROUND FLOOR:

- * Hallway
- * Dual aspect living room
- * Kitchen

FIRST FLOOR

- * Upper landing
- * Spacious double bedroom with fitted wardrobes
- * Two further bedrooms
- * Bathroom with over-bath shower

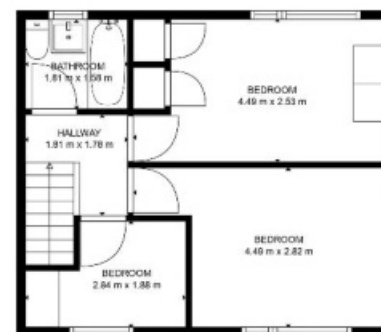
ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Private full enclosed landscaped garden to the rear incorporating a decked area
- * Timber shed
- * Driveway providing ample parking



FLOOR 1

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FLOOR 2

TOTAL: 70 m²
 FLOOR 1: 35 m², FLOOR 2: 35 m²
 EXCLUDED AREAS: SHED: 5 m², DECK: 15 m²
 WALLS: 10 m²

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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 D

Council Tax

Band B

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

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Peebles, EH45 8RX
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Opening Hours:
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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.