

Peebles

Call 01721 723999

Offers Over £395,000



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5 South Park West, Peebles, EH45 9EF



A spacious detached villa occupying a generous plot on the sought-after south side of town, quietly positioned within a highly desirable residential area and within easy reach of the town centre. The property enjoys outstanding, far-reaching views over the surrounding hills and countryside. Internally, the accommodation is well-proportioned, offering excellent natural light and ample storage throughout. The property presents an ideal opportunity for a purchaser to modernise and personalise to their own taste. Externally, the villa benefits from a beautifully landscaped, fully enclosed rear garden, providing a private and tranquil outdoor space. Additional advantages include a private driveway and garage.

Accommodation

GROUND FLOOR

- * Entrance vestibule
- * Hallway
- * Living room
- * Dining room with french doors to the rear garden
- * Kitchen with integrated appliances
- * Utility

FIRST FLOOR

- * Upper landing
- * Master bedroom with fitted wardrobes and en-suite shower room
- * Two further spacious double bedrooms with storage
- * Study / bedroom four with fitted cupboard
- * Family bathroom with over-bath shower

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Beautifully landscaped gardens to both front and rear, with the rear garden benefiting from a south-facing aspect and incorporating a stylish patio area, ideal for outdoor entertaining.
- * Garage with power and light
- * Driveway providing ample parking

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Approximate Gross Internal Area = 150.3 sq m / 1618 sq ft
(Including Garage)

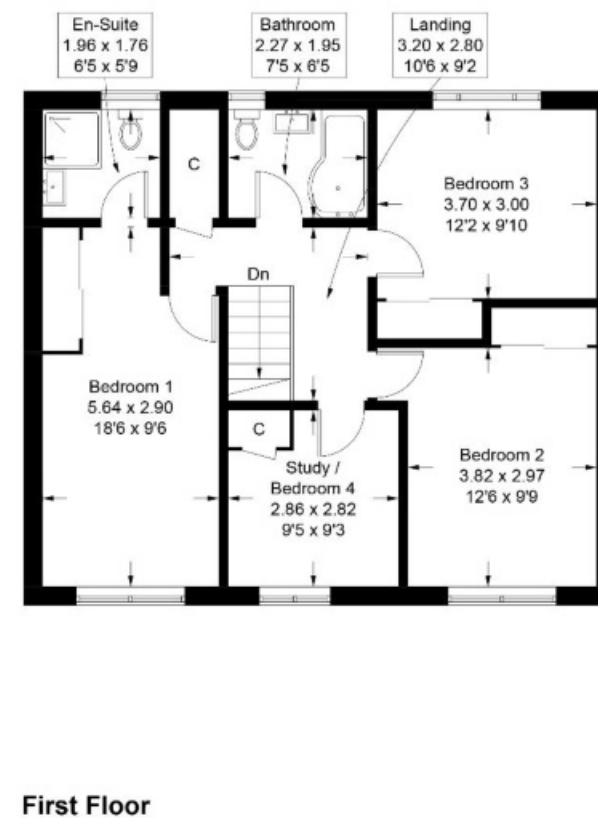
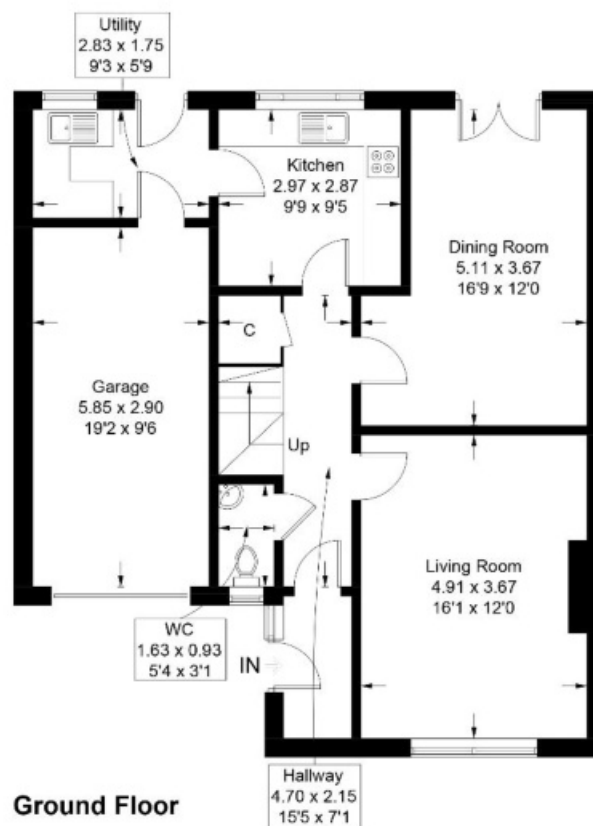


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1234860)

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

Scottish Borders Council Tax Band F.

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:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

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Peebles,	Tel 01721 723 999
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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.