

**Peebles**

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**Offers Over £220,000**

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**5 Provost Melrose Place, Peebles, EH45 9BP**



Located on a quiet, tree-lined street in a sought-after residential area, this attractive terraced villa boasts a private driveway and a generous rear garden. Ideally positioned on the south side of town, the property is within close proximity to highly regarded primary and secondary schools. The home offers bright, spacious, and tastefully modernised accommodation throughout, benefitting from recent upgrades that enhance both style and comfort.

## Accommodation

### GROUND FLOOR:

- \* Entrance hallway
- \* Modern kitchen with integrated appliances
- \* Living room

### FIRST FLOOR:

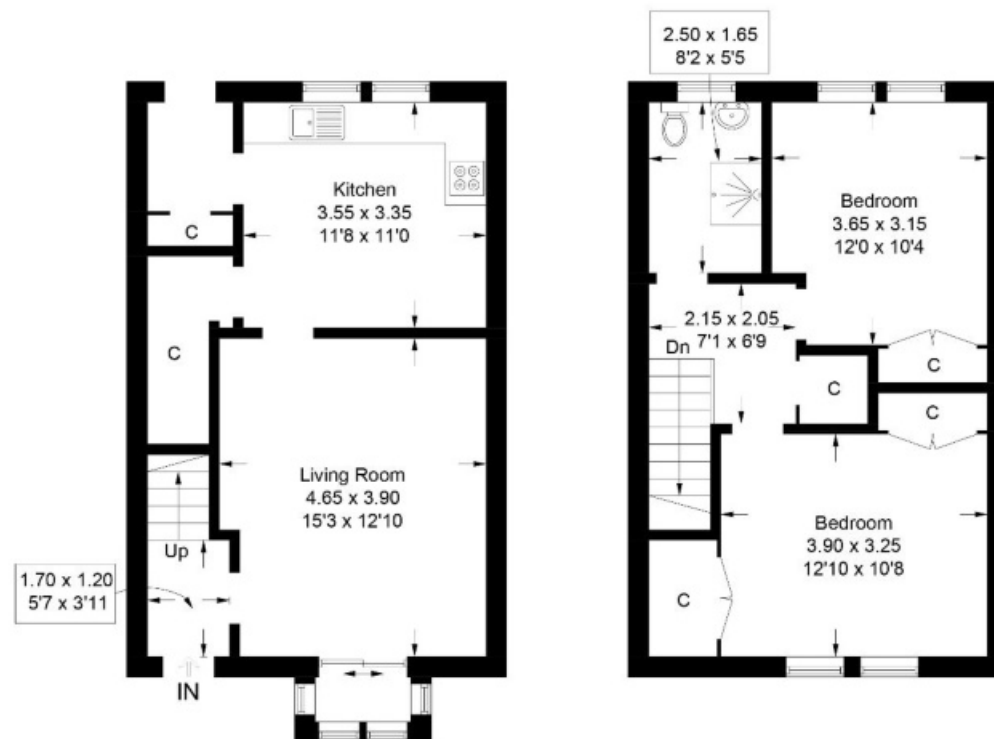
- \* Upper landing
- \* Modern shower room
- \* Two spacious double bedrooms with fitted wardrobes

### ADDITIONAL INFORMATION

- \* Gas central heating
- \* Double glazing
- \* Ample storage
- \* Landscaped garden ground to the rear incorporating a decked patio area
- \* Metal secure shed
- \* Driveway providing ample off-street parking

## 5 Provost Melrose Place, Peebles, EH45 9BP

Approximate Gross Internal Area = 81.5 sq m / 877 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1240025)

### 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

Band C

### 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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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.