

**Peebles**

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**Offers Over £340,000**



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**Cranston House, 18 Dean Park, Peebles, EH45 8DD**







Full of charm and character, this delightful end-terraced house (originally 16-18 Dean Park) offers unique and versatile accommodation arranged over three floors. Extending to approximately 164m<sup>2</sup> or thereby, the property is constructed in solid stone and combines period features with modern comforts. Once a shop at ground floor level and converted to residential use 40+ years ago, it now provides a spacious and welcoming home that is perfectly suited to modern family living. A particular highlight is the private driveway, a rare and valuable feature in such a central location, providing excellent convenience and practicality.

## Accommodation

### GROUND FLOOR

- \* Entrance Hallway
- \* Bright and welcoming, dual aspect, living room with wood burning stove (smokeless fuel)
- \* Spacious, dual aspect kitchen / dining room with mains gas fed Aga
- \* Rear hallway with walk-in storage / utility cupboard off
- \* Cloakroom with electric underfloor heating

### FIRST FLOOR

- \* Landing
- \* Master bedroom with en-suite shower room, electric underfloor heating heated towel rail
- \* Sitting room / further spacious double bedroom with triple aspect and superb views
- \* Bathroom with wand shower, electric underfloor heating and heated towel rail

### SECOND FLOOR

- \* Upper Landing
- \* Two further bedrooms (double and single)

### ADDITIONAL INFORMATION

- \* Private driveway, large timber shed and smaller shed
- \* Worcester-Bosch gas-fired boiler installed in 2023 with modern high pressure water cylinder system
- \* Gas central heating system
- \* Double glazing
- \* Electric underfloor heating in all bathrooms

## Cranston House, 18 Dean Park, Peebles, EH45 8DD

Approximate Gross Internal Area = 164.9 sq m / 1775 sq ft

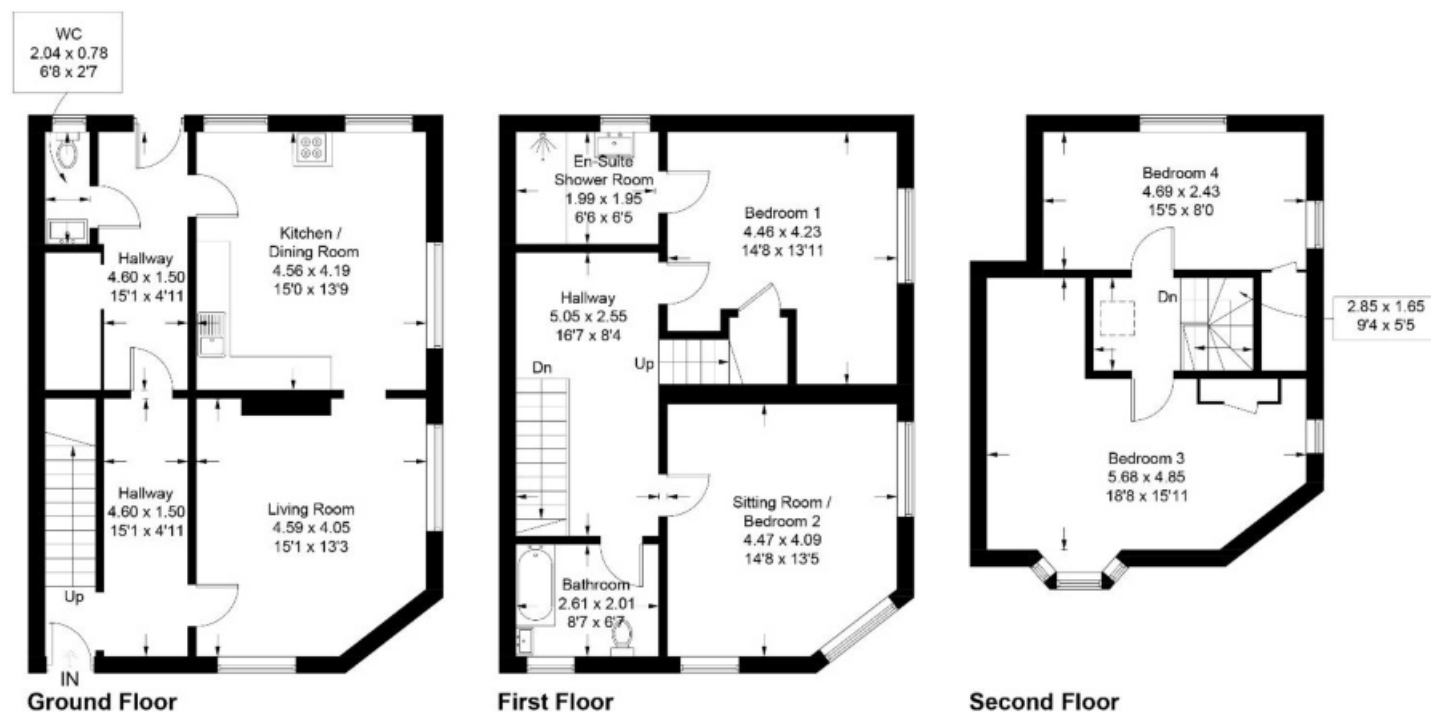


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1243070)

### 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, Aga and all other kitchen appliances, where applicable, are included. No warranty will be provided in respect of the white goods.

### Services

Mains gas, electricity, water and drainage.

### EPC

D

### Council Tax

Scottish Border Council Tax Band E.

### 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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