

**Peebles**  
Call 01721 723999

**Offers Over £150,000**

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



## 36 Dalatho Crescent, Peebles – Offers Over £150,000

This well-presented ground floor lower villa flat is located in a well-established residential area of Peebles. Offering approximately 73m<sup>2</sup> of accommodation, the property is turn-key ready and in good decorative order throughout.

Originally built around 1928, it combines traditional character with comfortable modern living. There are private gardens to the front and rear, enclosed by timber fencing, along with a large garden room ideal for use as a home office, summer house or studio, and a timber shed for storage.

Situated within easy reach of Peebles town centre and its full range of local amenities, this property is an excellent opportunity for first-time buyers, downsizers, or investors seeking a move-in-ready home in a popular Borders town.

### Accommodation

#### GROUND FLOOR

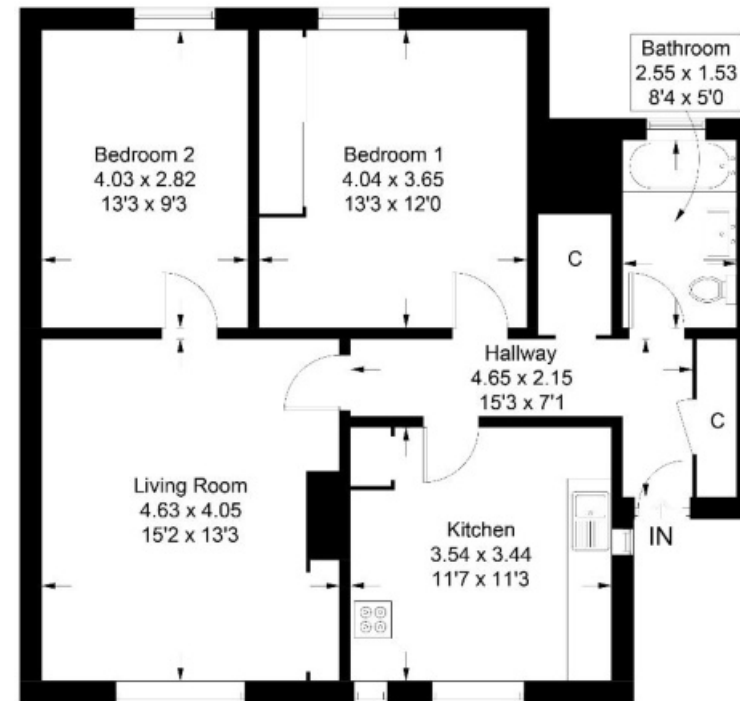
- \* Tiled hallway
- \* Large built-in cupboard with a dropped floor providing excellent storage capacity — perfect for cycling enthusiasts, with ample space to store two bikes securely and conveniently.
- \* Living room with feature fire
- \* Dining kitchen with large pantry cupboard with white goods included ( fridge/freezer, dishwasher and washing machine)
- \* Spacious double bedroom with fitted wardrobes
- \* Double bedroom
- \* Bathroom with over-bath shower

#### ADDITIONAL INFORMATION

- \* Gas central heating upgraded and a new boiler installed 2020
- \* Double glazing
- \* Electric underfloor heating in the kitchen and bathroom
- \* Private garden ground to the front and rear with external tap
- \* Garden room with power and light
- \* Timber shed
- \* Ample on-street parking

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Approximate Gross Internal Area = 75.2 sq m / 809 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co © (ID1247797)

### 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 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**

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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

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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.