

Peebles

Call 01721 723999

Offers Over £170,000



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



33a High Street, Peebles, EH45 8AN



A well-presented own main door attic floor flat forming part of a traditional stone building dating from around 1880, ideally located on Peebles High Street.

The property extends to around 63m² and is in good decorative order throughout, offering bright and well-proportioned accommodation with open views over the town and towards the River Tweed.

A particular highlight is the private roof garden, providing a peaceful outdoor space with far-reaching views of the River Tweed and surrounding hills.

An excellent opportunity for first-time buyers, downsizers, or investors seeking a well-maintained property in a prime central location.

Accommodation

ATTIC FLOOR:

- * Hallway
- * Living room
- * Kitchen
- * Bathroom with over-bath shower
- * Spacious double bedroom with fitted wardrobe
- * Further double bedroom

ADDITIONAL INFORMATION:

- * Gas central heating
- * Double glazing
- * Private roof garden

33a High Street, Peebles, EH45 8AN

Approximate Gross Internal Area = 63.44 sq m / 683 sq ft

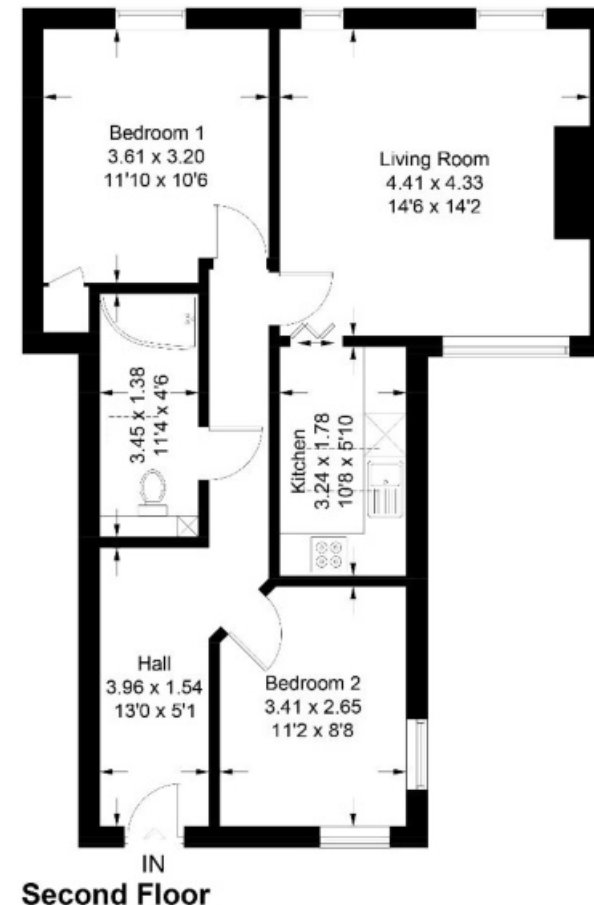


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co © (ID1249047)

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 Gytas 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.

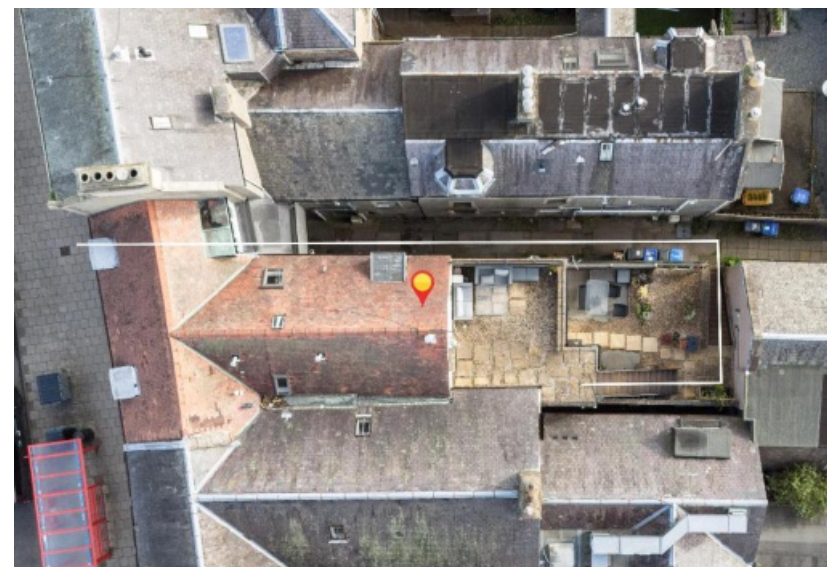
Interested in this property?
Peebles
Call 01721 723999

5 Northgate,
Peebles, EH45 8RX
Phone: 01721 723999
Fax: 01721 723888
Email: peebles@cullenkilshaw.com

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

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



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.