

Peebles
Call 01721 723999

Offers Over £170,000

 **CULLEN KILSHAW**
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5 Clark Place, Peebles, EH45 8LB



Located in a well-established residential area of Peebles, this attractive ground floor flat offers spacious and well-presented accommodation extending to around 87m². The property features three generously sized bedrooms and excellent storage throughout, making it ideal for families or those seeking practical, low-maintenance living on one level. Externally, the home benefits from private front and rear garden grounds. Recent upgrades include the installation of new double glazing in 2024. The property is conveniently located close to all shops, schools, and a wide range of town amenities, all within easy reach.

Accommodation

GROUND FLOOR

- * Entrance vestibule
- * Hallway
- * Living room with feature fire
- * Kitchen (including free sanding oven/hob)
- * Dual aspect bedroom with fitted cupboard
- * Two further double bedrooms with fitted wardrobes
- * Shower room
- * Large pantry cupboard
- * Two further large storage cupboards located within hallway
- * Coal store

ADDITIONAL INFORMATION

- * Gas central heating
- * New double glazing installed March 2024
- * Private enclosed garden grounds to the front and rear
- * On-street parking

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Approximate Gross Internal Area = 86.58 sq m / 932 sq ft

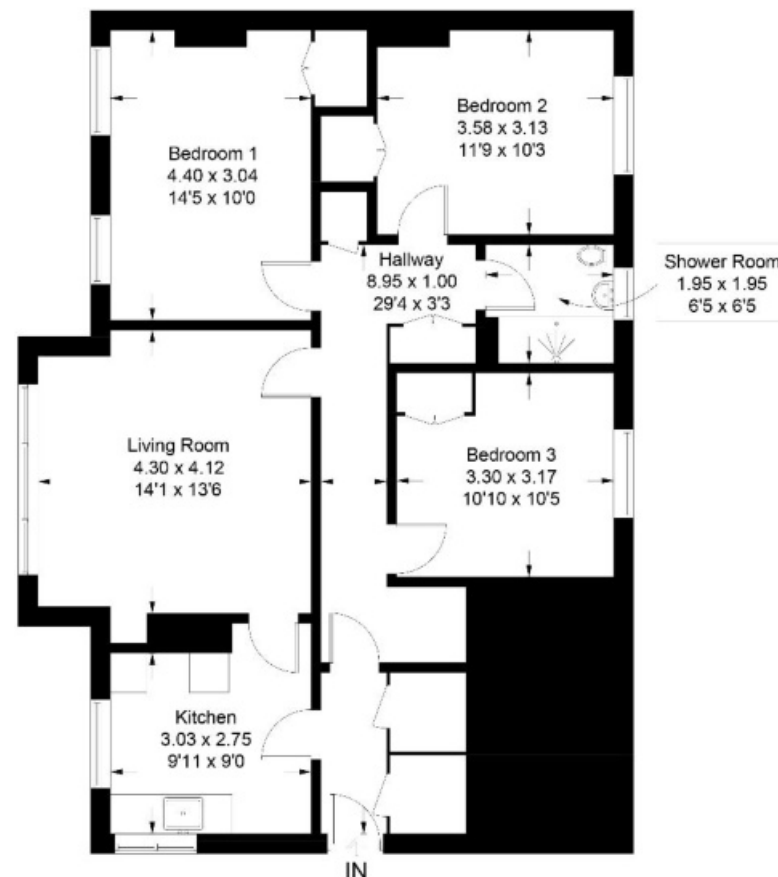


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co © (ID1250365)

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
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