

Peebles

Call 01721 723999

Offers Over £350,000



CULLEN KILSHAW
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22 Edderston Road, Peebles, EH45 9DT



Located on Edderston Road in one of Peebles' most established residential areas, this attractive detached bungalow offers comfortable and well-proportioned accommodation with a gross internal floor area of approximately 104m², or thereby. Constructed in 1976, the property sits among similar homes and enjoys a convenient setting within easy reach of Peebles town centre, where a variety of shops, cafés, schools and local amenities are available. The accommodation includes a bright and spacious living room featuring large dual-aspect windows, providing an abundance of natural light and pleasant views over the surrounding hills. Externally, the property benefits from generous garden grounds surrounding the house. A separately sited semi-detached garage provides useful parking and additional storage space. This appealing bungalow presents an excellent opportunity for those seeking a comfortable home in a desirable and well-connected part of Peebles.

Accommodation

GROUND FLOOR:

- * Entrance vestibule
- * Hallway
- * Dual aspect living room with feature fire
- * Kitchen
- * Three spacious double bedrooms with fitted wardrobes
- * Bathroom with over-bath shower

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Private garden grounds to the front and rear
- * Garage

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Approximate Gross Internal Area = 109.3 sq m / 1176 sq ft

Garage = 14.2 sq m / 153 sq ft

Total = 123.5 sq m / 1329 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1247720)

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 D

Council Tax

Band F

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?

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Call 01721 723999

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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:



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