

**Peebles**

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**Offers Over £140,000**

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**10 Young Street, PEEBLES, EH45 8JX**



Traditional stone-built ground and basement floor flat situated in a desirable location just a short walk from Peebles town centre. Forming part of a converted former Public House dating back to around 1880, the building now comprises four individual residential dwellings and retains much of its original character while offering practical modern living.

The flat provides a gross internal floor area of approximately 72,7m<sup>2</sup>, arranged over two levels with well-proportioned accommodation throughout. It benefits from its own main door access and garden ground to both the front and rear, offering valuable outdoor space for relaxation, storage, or planting.

Positioned within an established residential area close to the heart of Peebles, the property is within easy walking distance of a wide range of local amenities, shops, services, and transport links. The neighbourhood remains highly sought after, combining historic charm with everyday convenience.

## Accommodation

### GROUND FLOOR

- \* Hallway
- \* Living room with feature fire open through to kitchen area
- \* Kitchen
- \* Spacious double bedroom with fitted wardrobes
- \* Shower room

### LOWER GROUND FLOOR

- \* Basement room

### ADDITIONAL INFORMATION

- \* Gas central heating
- \* Double glazing
- \* Private garden grounds to the front and rear
- \* External store

## 10 Young Street, Peebles, EH45 8JX

Approximate Gross Internal Area = 72.7 sq m / 782 sq ft

Store = 1.2 sq m / 13 sq ft

Total = 73.9 sq m / 795 sq ft

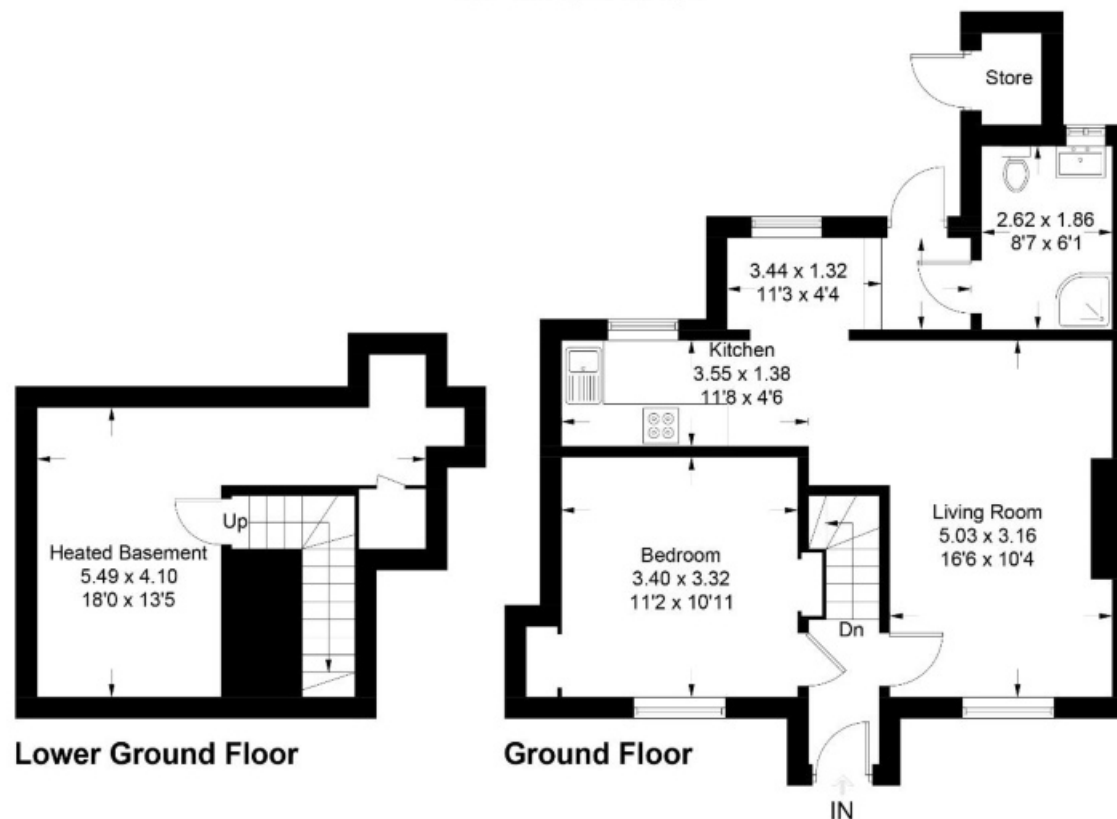


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1255232)

### 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 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**

5 Northgate,  
Peebles, EH45 8RX  
Phone: 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:



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.