

Peebles

Call 01721 723999

Offers Over £320,000



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



1 Edderston Ridge Gardens, Peebles, EH45 9NF



Modern semi-detached villa situated within a highly desirable residential development on the south side of Peebles. The property extends to approximately 71m² and was constructed by Bryant Homes, with completion around 1999. The accommodation includes an integral single garage and is complemented by garden ground to the front, side, and rear, offering excellent outdoor space. The property enjoys a pleasant position within a well-established and popular residential area.

Accommodation

GROUND FLOOR

- * Hallway
- * Dual aspect living / dining room with bay window
- * Kitchen with door to the rear

FIRST FLOOR

- * Upper landing
- * Master bedroom with fitted wardrobes and a modern en-suite shower room
- * Two further bedrooms
- * Family bathroom

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Private enclosed garden grounds designed for easy maintenance
- * Integral single garage with power and light
- * Driveway providing ample parking

1 Edderston Ridge Gardens, Peebles, EH45 9NF

Approximate Gross Internal Area = 70.74 sq m / 761 sq ft
(Including Garage)

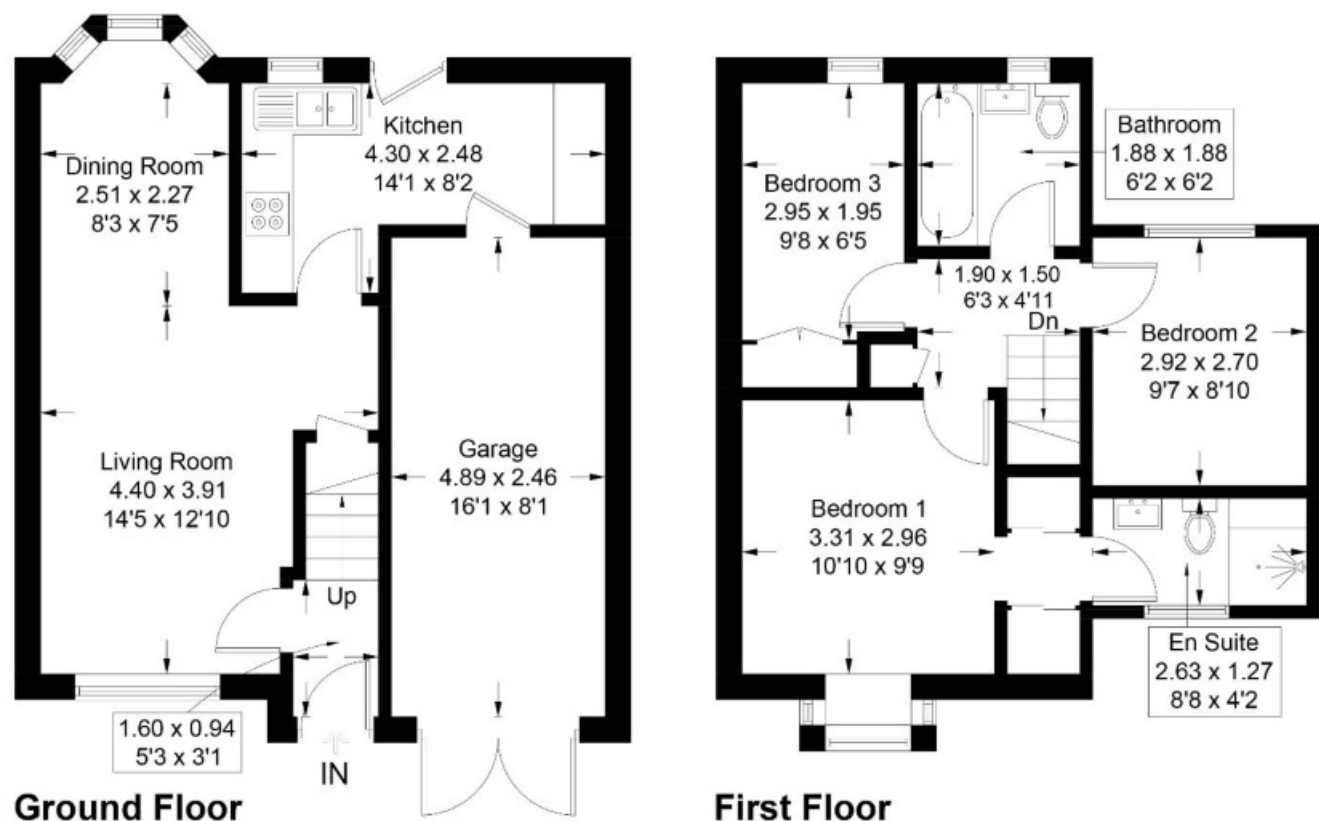


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1268113)

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 E

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.