

**Peebles**

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**Offers Over £330,000**

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**2 March Street Lane, Peebles, EH45 8EL**





Spacious first-floor flat occupies the entire level of a three-storey building comprising only three apartments. Completed in 2004, the property extends to an impressive gross internal floor area of approximately 139m<sup>2</sup> or thereby. The accommodation features a bright open-plan living and dining area with an attractive bay window, creating a welcoming and versatile living space. The flat further benefits from newly installed contemporary wet rooms and a private garage. The property forms part of a thoughtfully planned residential development and is ideally located just a short walk from Peebles town centre. The development benefits from residents' parking.

## Accommodation

### FIRST FLOOR

- \* Hallway
- \* Bay windowed open plan living / dining room with feature gas fire
- \* Breakfasting kitchen with integrated appliances and Juliet balcony
- \* Master bedroom with fitted wardrobes and a newly installed en-suite wet room
- \* Two further bedrooms
- \* Modern fitted wet room
- \* Large store room
- \* Utility cupboard

### ADDITIONAL INFORMATION

- \* Gas central heating
- \* Double glazing
- \* Garage
- \* Residents parking
- \* Factored by Trinity Factors

## 2 March Street Lane, Peebles, EH45 8EL

Approximate Gross Internal Area = 138.94 sq m / 1495 sq ft

Garage = 14.31 sq m / 154 sq ft

Total = 153.25 sq m / 1649 sq ft

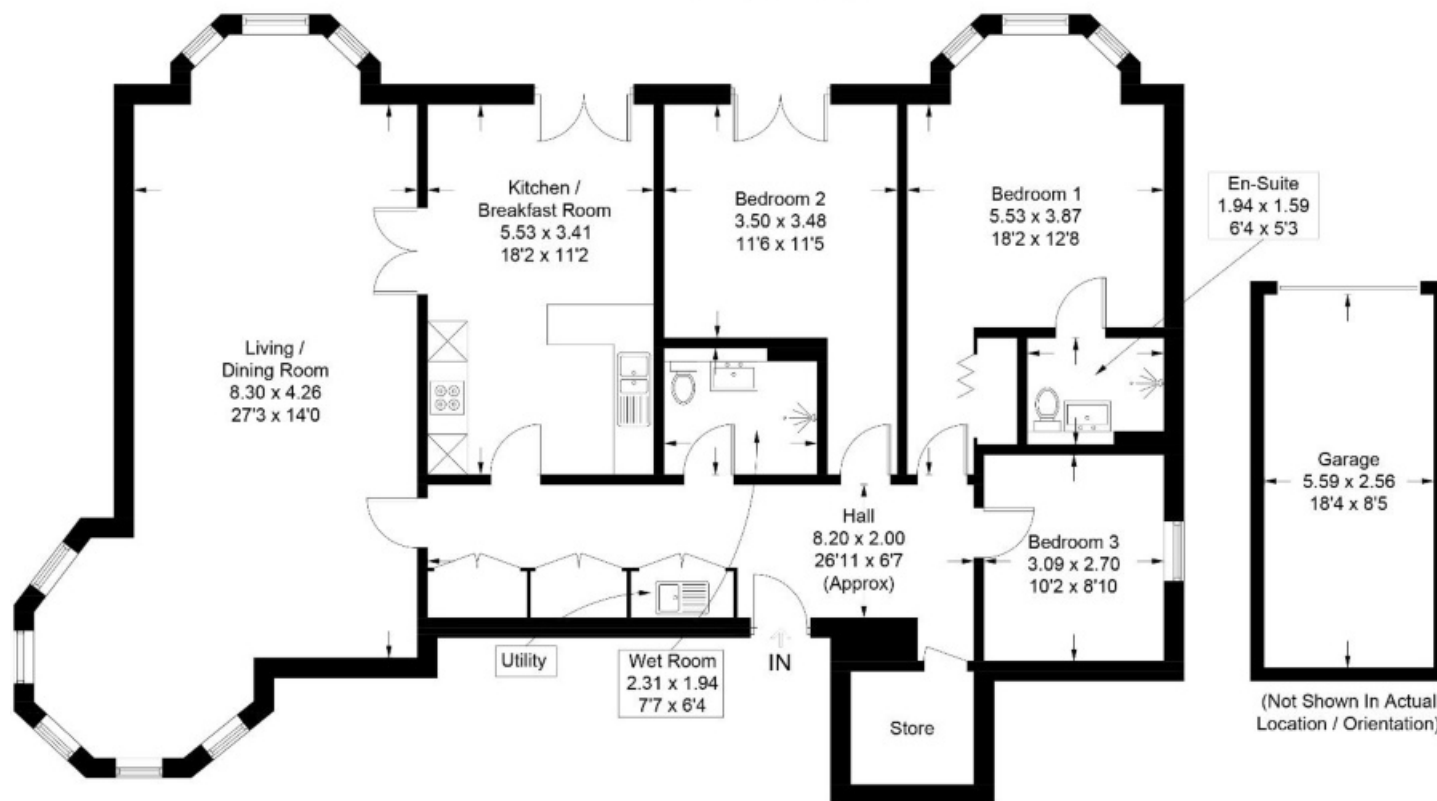


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1268062)

### 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 Gytess 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 Glentworth 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 B

### Council Tax

Band G

### 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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