



16 Kittlegairy Avenue  
Peebles, Scottish Borders EH45 9NN



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## Property Summary

Offering spacious and flexible accommodation, perfect for growing families and the modern lifestyle, this generous detached house forms part of a sought-after development on the edge of Peebles, bordering open countryside and boasts picturesque open views from the back. The four-bedroom, two-bathroom house has a wealth of living space and enjoys tasteful, modern presentation. As well as bordering open countryside, the home lies within easy reach of excellent amenities in Peebles.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

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## Features

- Generous detached house in Peebles
- Spacious and flexible, family orientated accommodation
- Entrance hall with WC
- Elegant, dual-aspect living room
- Dining room and adjoining garden room
- Contemporary, fully integrated kitchen with separate utility room
- Four bedrooms (two with built-in wardrobes)
- One en-suite shower room
- Separate family bathroom with shower-over-bath
- Good-sized rear garden with breath-taking open outlook
- Attached single garage and private driveway
- Gas central heating and double glazing
- EPC Rating - C





*“Contemporary, fully integrated  
kitchen with separate utility room  
and four bedrooms  
(two with built-in wardrobes)”*





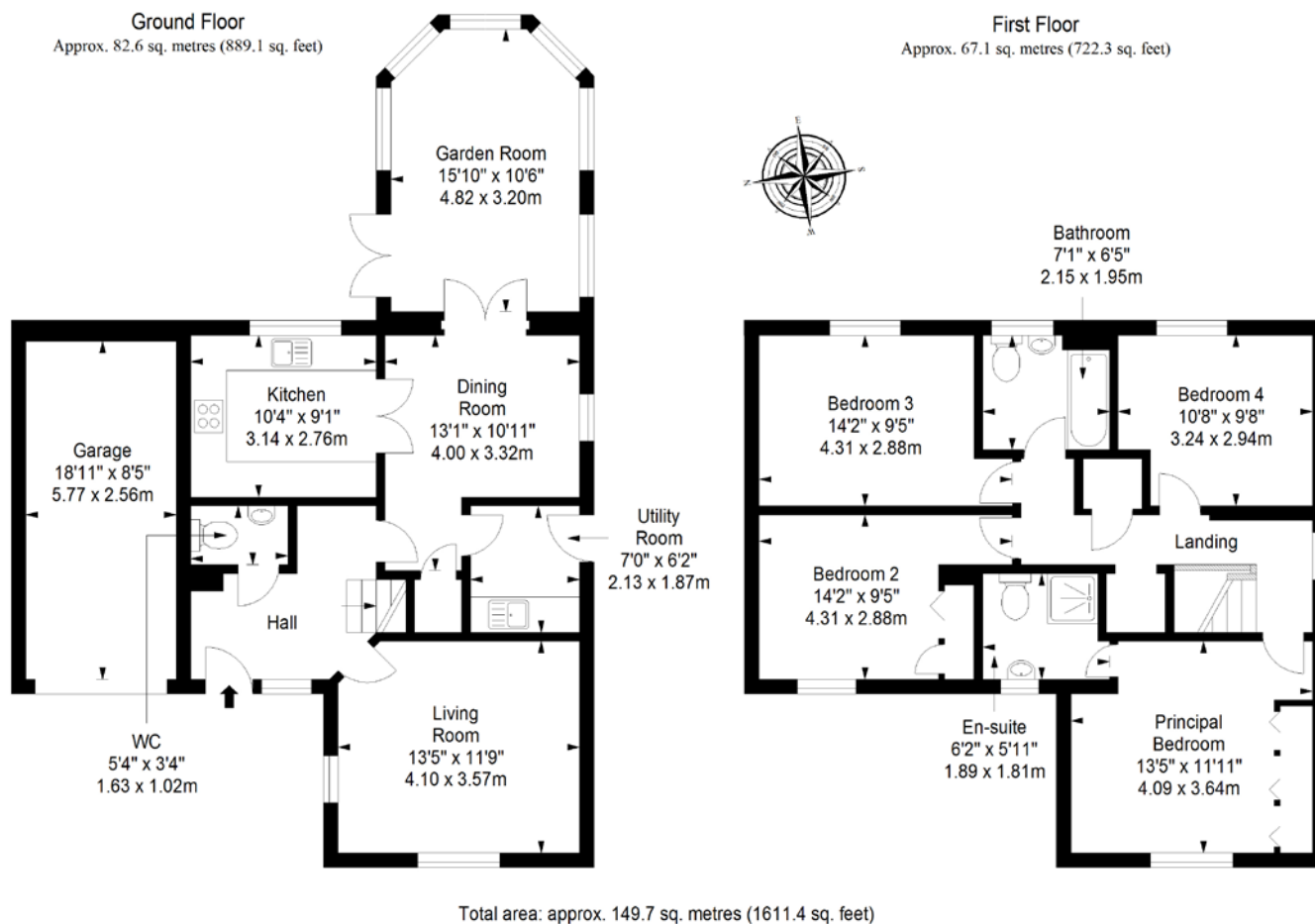


*“One en-suite shower room and a separate family bathroom with shower-over-bath”*





# Floorplan



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