



21 Biggiesknowe  
Peebles, Scottish Borders EH45 8HS



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## Property Summary

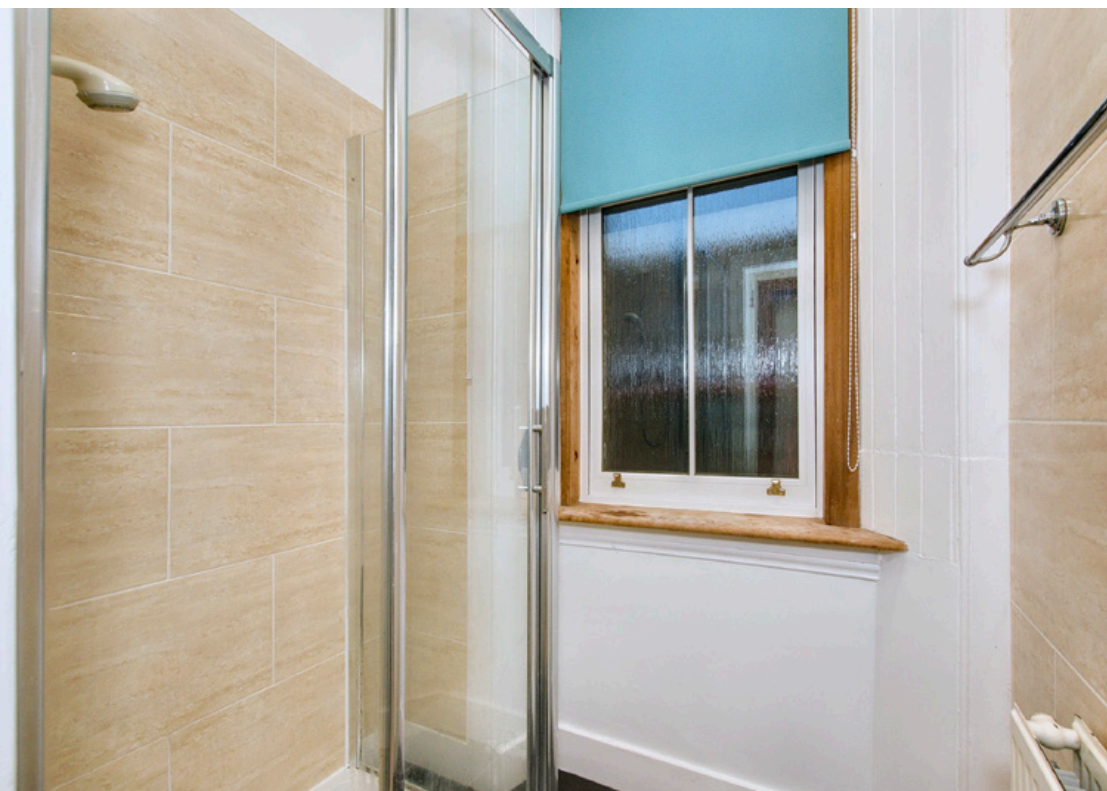
This two-bedroom, main-door flat is centrally located in the charming country town of Peebles, close to wide-ranging amenities, schools, and scenic riverside walks. Occupying the ground floor of a traditional stone-built property, it further benefits from a shared side garden, laid to lawn, as well as two generous outdoor storerooms. Presented with easily adaptable neutral décor, the interiors include a spacious living room and an attractive classical-style kitchen with ample dining space. Convenient, unrestricted parking can be found along the quiet street to the front.

Extras: All fitted floor and window coverings and light fittings are included in the sale.

## Features

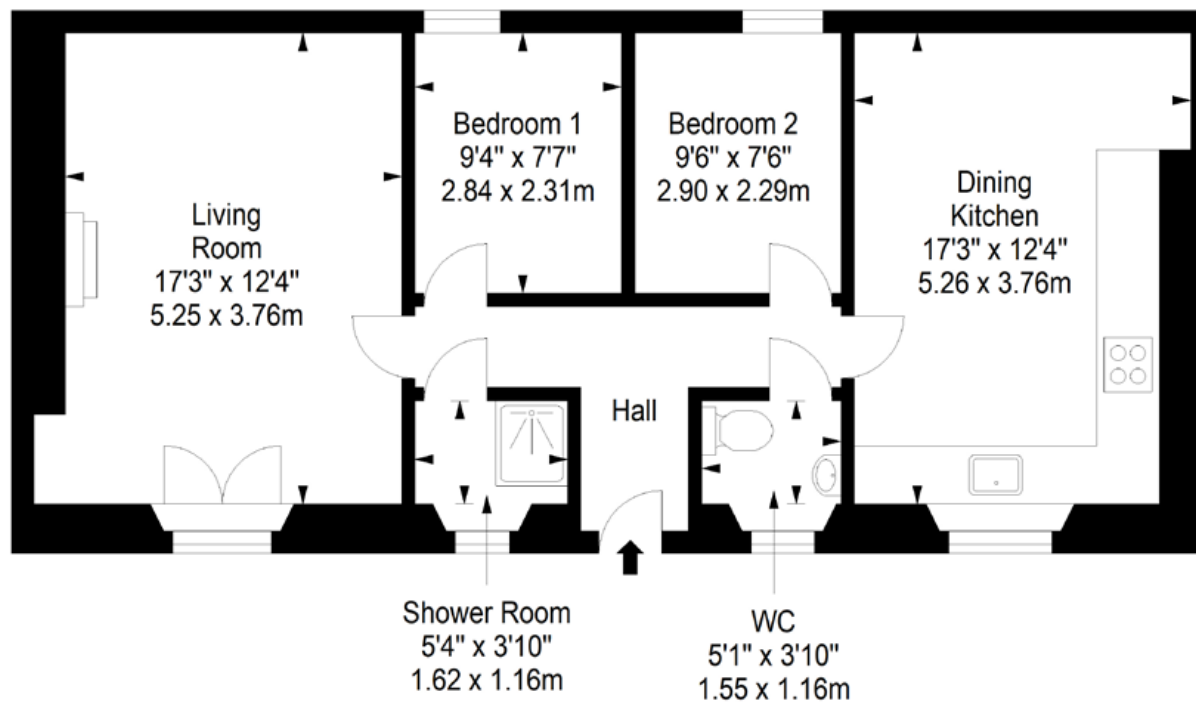
- Quiet, central location in Peebles
- Ground-floor flat with main-door entrance
- Part of a period, stone building
- Entrance hall with access to all rooms
- Spacious living room with fireplace and press
- Modern, classical-style dining kitchen
- Two rear-facing bedrooms (one with storage)
- Shower room and separate WC
- Shared side garden
- Two private external store rooms
- Unrestricted on-street parking
- Gas central heating and double-glazing
- EPC Rating - D





# Floorplan

First Floor  
Approx. 65.2 sq. metres (701.8 sq. feet)



Total area: approx. 65.2 sq. metres (701.8 sq. feet)

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