

Peebles

Call 01721 723999

Offers Over £295,000

CULLEN KILSHAW
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**Garden Flat
Venlaw Bank, Innerleithen Road, Peebles, EH45 8BB**



A superb, own main door, Victorian garden flat constructed circa 1870 and converted into flats in the 1970s, enjoying a particularly private and peaceful setting yet only a few minutes walk from the town centre. Whilst a degree of modernisation and upgrading is required the property retains many beautiful traditional features and benefits from spacious, versatile accommodation with an internal footprint extending to 140m² or thereby. Of particular note is the generous, (circa 0.3 of an acre), well-stocked, landscaped garden grounds which include a parking area suitable for multiple vehicles and a large detached timber garage / workshop.

Accommodation

LOWER GROUND FLOOR

- * Entrance Vestibule
- * Hall
- * Living room
- * Kitchen
- * Dining room
- * Three bedrooms
- * Bathroom
- * Shower Room

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Extensive garden grounds
- * Timber garage
- * Private parking for multiple vehicles

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Approximate Gross Internal Area = 140.8 sq m / 1515 sq ft

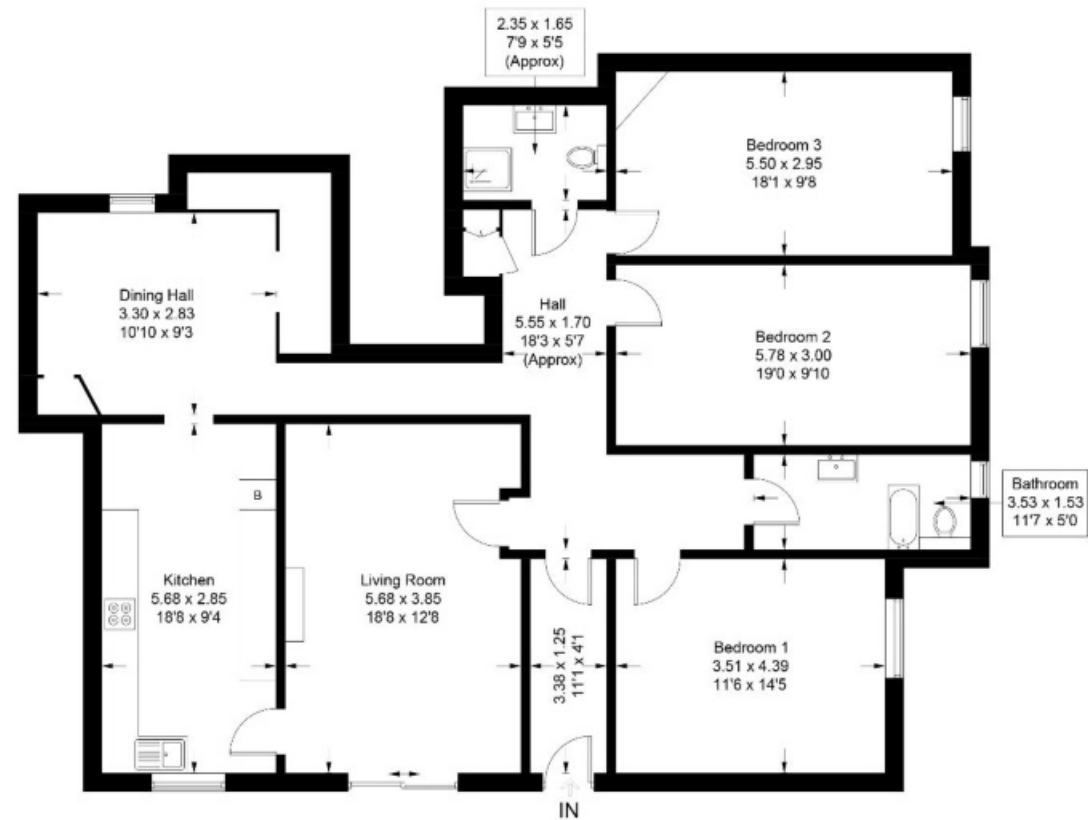


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1048885)

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

E.

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

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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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