

**Peebles**

Call 01721 723999

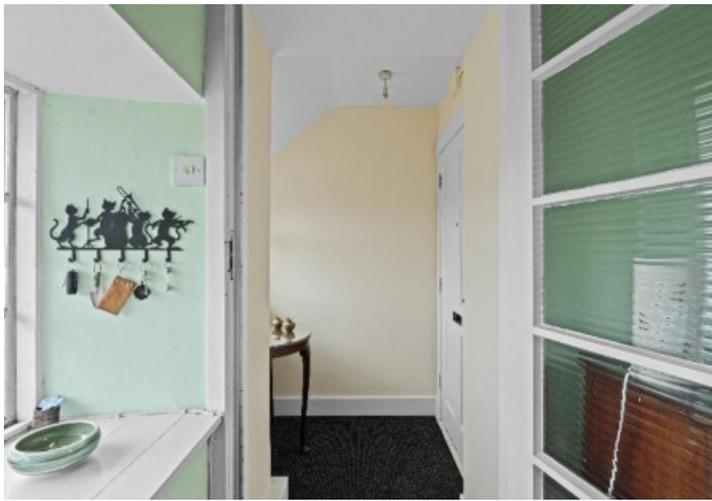
**Offers over £220,000**

**CULLEN KILSHAW**  
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**7A Crossland Crescent, Peebles, EH45 8LF**



A charming and characterful, C listed, first floor flat set within a handsome converted detached villa in a highly desirable area of Peebles. Dating from around 1880 and later converted to form just two flats, the property retains beautiful traditional features including ornate cornicing and picture rails, which enhance its period appeal. Enjoying its own private external entrance and garden ground to the side and rear, this attractive home combines timeless character with a prime location close to the town centre and its excellent amenities.

## Accommodation

### GROUND FLOOR

- \* External staircase

### FIRST FLOOR

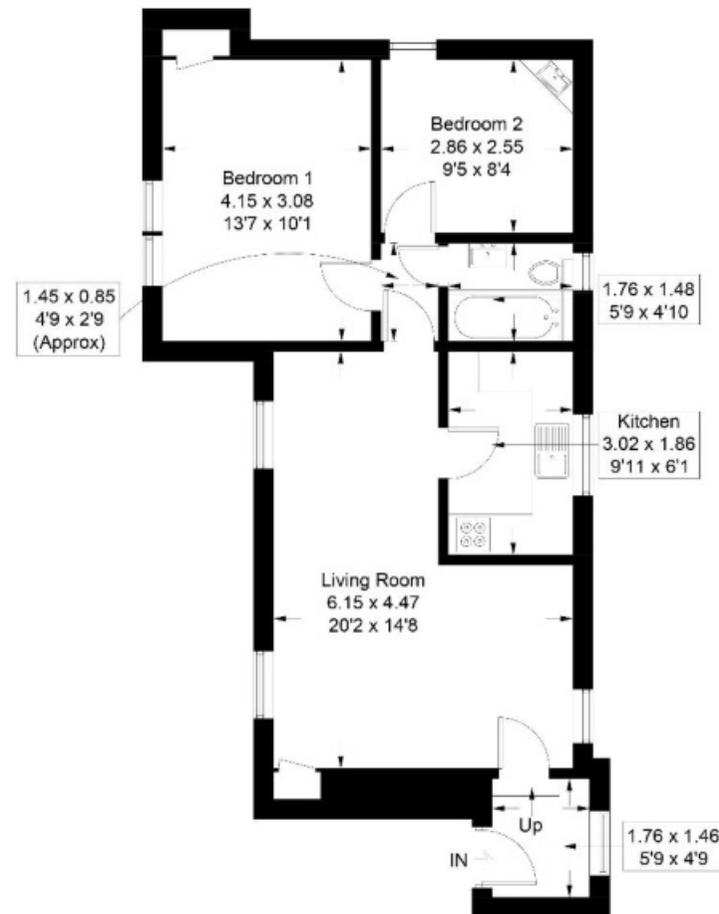
- \* Own main door entrance
- \* Entrance hallway
- \* Open plan, living / dining room benefiting from a dual aspect, lots of natural light and a feature fireplace
- \* Kitchen with integrated oven, hob and extractor hood
- \* Two bedrooms
- \* Bathroom with over-bath shower
- \* Large, partially floored attic space, access provided with a folding wooden ladder

### ADDITIONAL INFORMATION

- \* Gas central heating
- \* Fully enclosed, good-sized, private side & rear garden, predominantly laid to lawn
- \* External store
- \* Timber shed
- \* Ample on-street parking

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Approximate Gross Internal Area = 57.0 sq m / 613 sq ft



### 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

Integrated appliances, fitted flooring, light fittings and blinds (where applicable) together with all other fixtures and fittings are included in the sale.

### Services

Mains electricity, gas, water and drainage

### EPC

D

### Council Tax

Scottish Borders Council. Council Tax Band: C

### 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  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

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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.