

**Peebles**  
Call 01721 723999

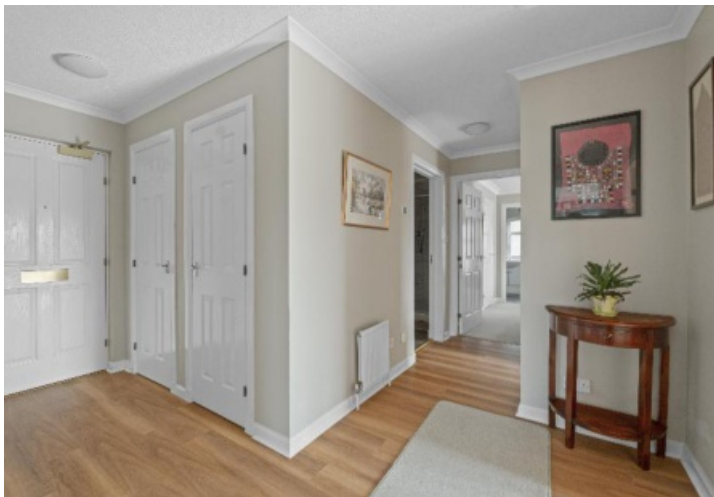
**Offers Over £395,000**

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SOLICITORS & ESTATE AGENTS

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**18 Station Bank, Peebles, EH45 8EJ**



An exceptional opportunity to acquire an immaculately presented second-floor apartment, situated within a prestigious development featuring convenient level lift access. Extending to approximately 111m<sup>2</sup>, this inherently warm, well-insulated, and energy-efficient home offers bright, flexible accommodation just a level five-minute stroll from Peebles High Street.

The property boasts a fantastic south-facing aspect, with breathtaking views across the Tweedsmuir Hills. At the heart of the home is a generously proportioned and sunny living room enjoying a dual south and west-facing aspect, ensuring a bright atmosphere throughout the day. Adjacent, the sunny kitchen and dining area feature a designer custom-built dresser, alongside an integrated dishwasher and fridge-freezer (included). Fully openable doors lead from here to a private south-facing balcony - the perfect spot to relax and watch the world go by.

The impressive dual-aspect primary bedroom includes a walk-in wardrobe and en-suite, while the main bathroom offers the comfort of underfloor heating and separate laundry appliances (available by separate negotiation). Set within beautifully landscaped gardens, the property further benefits from a private garage and ample residents' parking, combining modern luxury with a secure and peaceful central location.

## Accommodation

### SECOND FLOOR

- \* Hallway with ample storage
- \* Dual aspect, bay window living room with feature fire
- \* Kitchen with integrated appliances and Juliet balcony with a south facing aspect
- \* Dining room with door to the balcony
- \* Dual aspect master bedroom with fitted wardrobe and en-suite shower room
- \* Spacious double bedroom with fitted wardrobe
- \* Bathroom with separate shower compartment

### ADDITIONAL INFORMATION

- \* Secure entry system
- \* Gas central heating
- \* Double glazing
- \* Lift to all floors
- \* Residents parking
- \* Garage
- \* Communal garden grounds
- \* Factored by trinity factors including buildings insurance (approx fee £150 per month)

## 18 Station Bank, Peebles, EH45 8EJ

Approximate Gross Internal Area = 111.3 sq m / 1198 sq ft

Garage = 13.4 sq m / 145 sq ft

Total = 124.7 sq m / 1343 sq ft

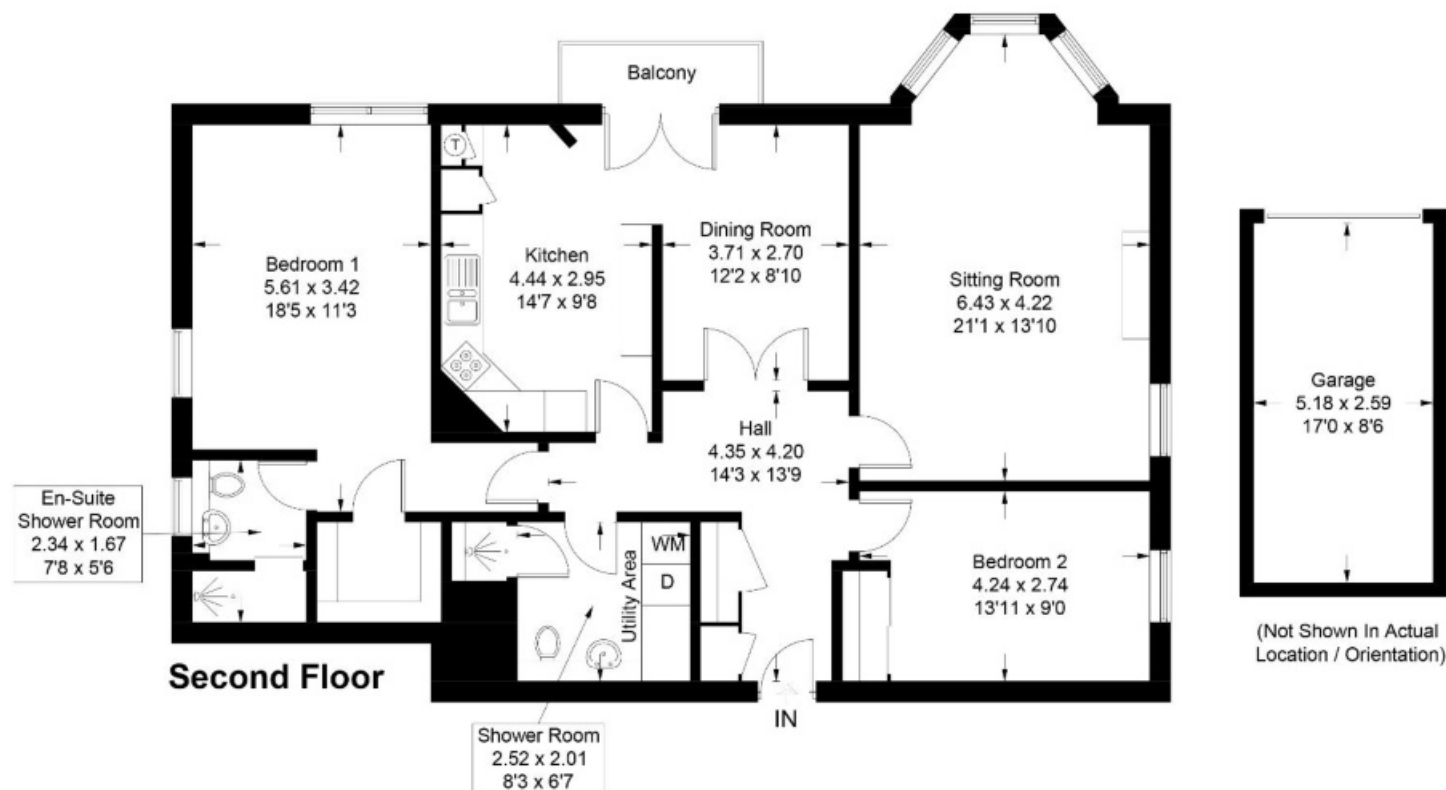


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1286893)

### 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

Band B

### Council Tax

Band F

### 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  
Phone: 01721 723999  
Fax: 01721 723888  
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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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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.