

Peebles
Call 01721 723999

Offers over £135,000

 **CULLEN KILSHAW**
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8c Elcho Street Brae, Peebles, EH45 8HU



Dating from around 1880, this attractive traditional stonebuilt firstfloor flat forms part of a charming twostorey tenement on highly soughtafter Elcho Street, right in the heart of Peebles. Elcho Street is a well-established and characterful central street, historically part of the town's late 19th century expansion, and remains popular for its convenient setting just moments from the High Street and local amenities. Accessed via a communal internal stair, the flat extends to approximately 83m² or thereby and offers bright, well-proportioned accommodation. The property comprises two generously sized bedrooms, one with ensuite shower room, together with a modern bathroom. Presented in excellent condition throughout, the flat successfully combines period charm with comfortable modern living. Its enviable central location allows easy access on foot to Peebles' shops, cafés, restaurants and riverside walks, making this an ideal home for those seeking a stylish property in a prime and convenient town centre position

Accommodation

GROUND FLOOR

- * Communal entrance and staircase

FIRST FLOOR

- * Hallway
- * Large living room with twin windows to the front and offering ample space for a dining table
- * Kitchen open plan to the breakfasting area
- * Two bedrooms with fitted wardrobes, (master with ensuite shower room)
- * Bathroom

ADDITIONAL INFORMATION

- * Electric heating
- * Double glazing
- * External bin store
- * On-street parking

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Approximate Gross Internal Area = 81.8 sq m / 880 sq ft

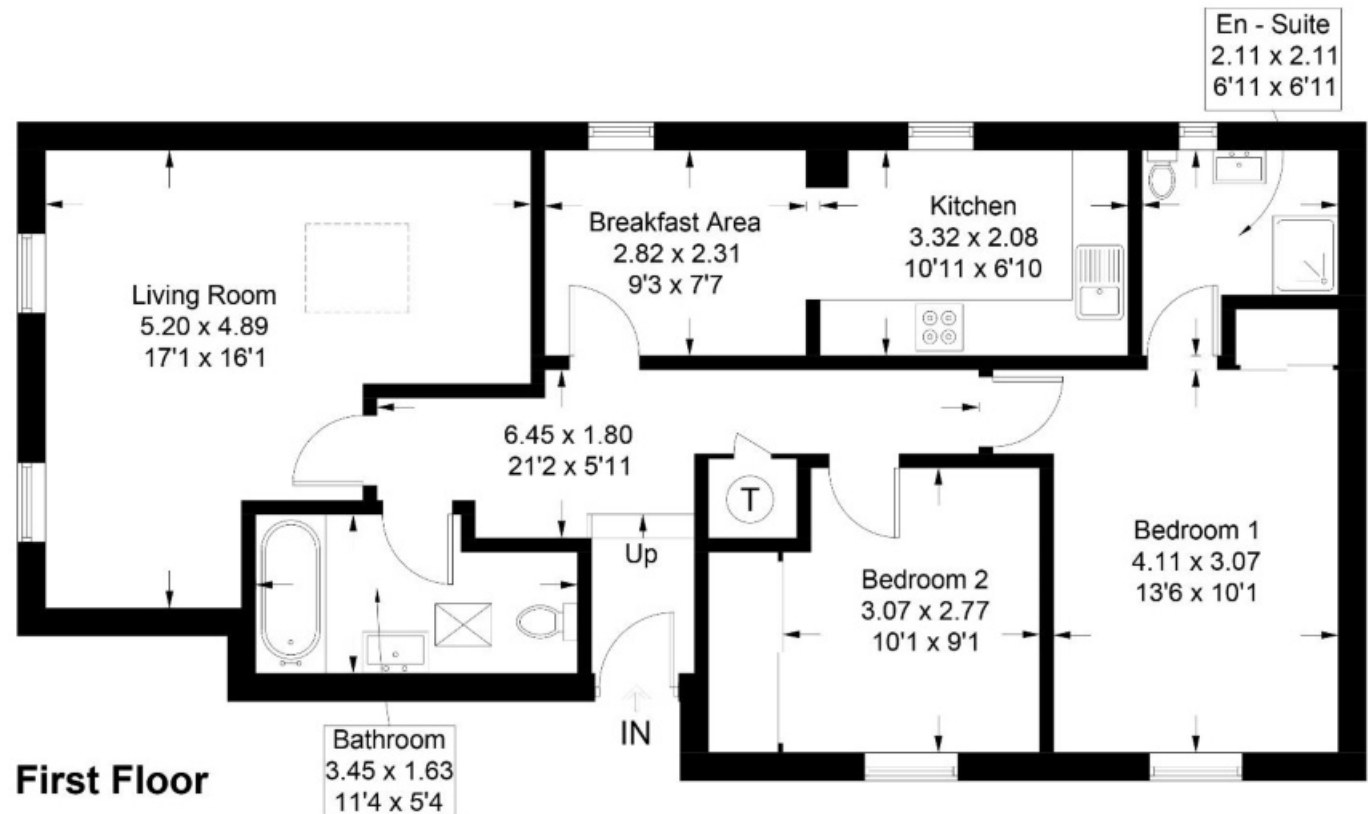


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1290417)

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 fixtures and fittings, including light fittings, blinds and integrated appliances are included, where applicable. Also included are the free standing kitchen appliances. No warranty is given as to the working

nature of the appliances.

Services

Mains electricity, water and drainage

EPC

F

Council Tax

Scottish Borders Council. Council Tax Band: B

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
Email: peebles@cullenkilshaw.com

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



Also At:

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