

Peebles
Call 01721 723999

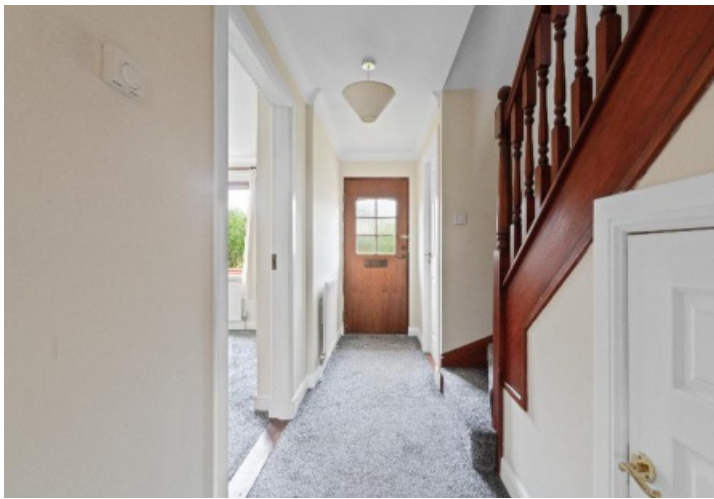
Offers Over £400,000

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44 Glen Crescent, Peebles, EH45 9BS



Situated within a well-established and highly regarded development on the south side of Peebles, this attractive detached villa was constructed circa 1998 and offers spacious, well-presented family accommodation extending to approximately 115m².

The property is presented in excellent condition throughout and comprises four bedrooms, making it ideally suited to modern family living. Further benefits include an integral garage, private driveway providing off-street parking, and an enclosed rear garden offering a safe and private outdoor space.

Conveniently located within easy reach of local amenities, schools, and countryside walks, this is an excellent opportunity to acquire a comfortable family home in a popular residential setting.

Accommodation

GROUND FLOOR

- * Hallway
- * Dual aspect open plan living / dining room
- * Conservatory
- * Kitchen
- * Utility room
- * Cloakroom

FIRST FLOOR

- * Upper landing
- * Dual aspect master bedroom with fitted wardrobes and en-suite shower room
- * Three further bedrooms
- * Family bathroom with over-bath shower

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Superb fully enclosed garden offering an excellent degree of privacy
- * Integral garage
- * Driveway providing ample parking

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Approximate Gross Internal Area = 116.8 sq m / 1257 sq ft

Garage = 16.4 sq m / 176 sq ft

Total = 133.2 sq m / 1433 sq ft

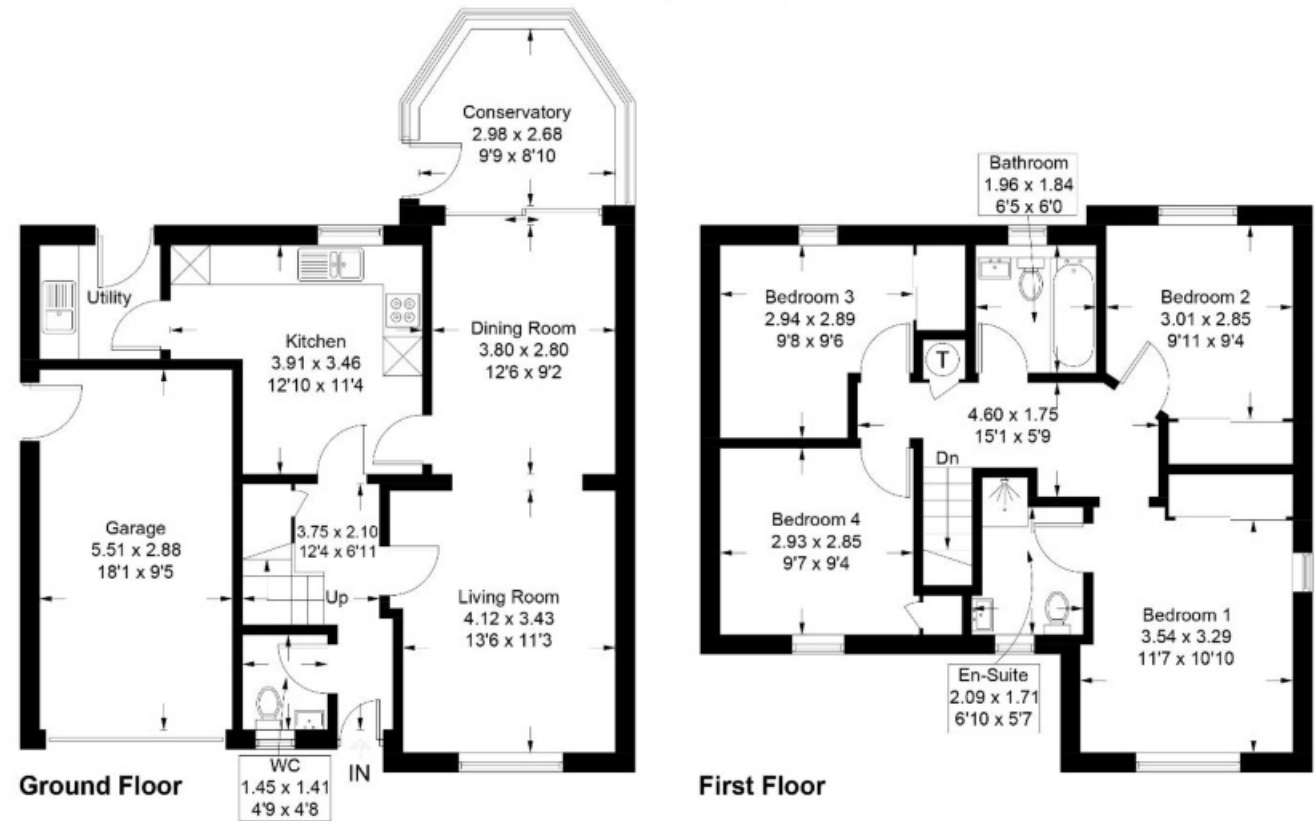


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1301877)

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 C

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
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Fax: 01721 723888
Email: peebles@cullenkilshaw.com

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.