



Edinburgh Road, Peebles

Offers Over £132,500

A well-presented ground-floor flat located in a popular Peebles address, offering bright accommodation with modern fittings, double glazing and gas central heating, all within easy walking distance of the town center and local amenities. The property further benefits from a large cellar providing an excellent amount of storage, ideal for bikes, outdoor equipment or general household use, and is conveniently situated within walking distance of local bus routes and transport links.

- Ground floor flat
- Gas central heating
- No onward chain
- Double glazing
- Well maintained garden
- Large Cellar offering excellent storage

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The accommodation comprises a generously proportioned living room with good natural light, a fitted kitchen with ample storage and worktop space, a spacious main bedroom, a second well sized bedroom, and a bathroom. The practical layout and convenient ground-floor position make the property well suited to a range of buyers.

Ideally located within easy reach of local amenities and the Peebles town centre, this property offers a well-balanced combination of space, comfort and convenience. Further enhanced by a cellar providing excellent storage, the property also benefits from unallocated parking to the rear. Its walking distance proximity to local transport links, adds to the overall convenience of this well-located home.

Location:

Edinburgh Road is a well-established residential area within the popular Borders town of Peebles. The property is conveniently positioned within easy walking distance of the town centre, which offers a wide range of local amenities including shops, cafés, restaurants, leisure facilities, and schooling.

Peebles is well connected to surrounding towns and Edinburgh via regular transport links, while the surrounding countryside provides access to a variety of outdoor pursuits including walking, cycling and riverside paths along the River Tweed.

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Viewings via: Stewart Balfour & Sutherland, Kinloch hall, Lochend Street, Campbeltown, PA28 6DL

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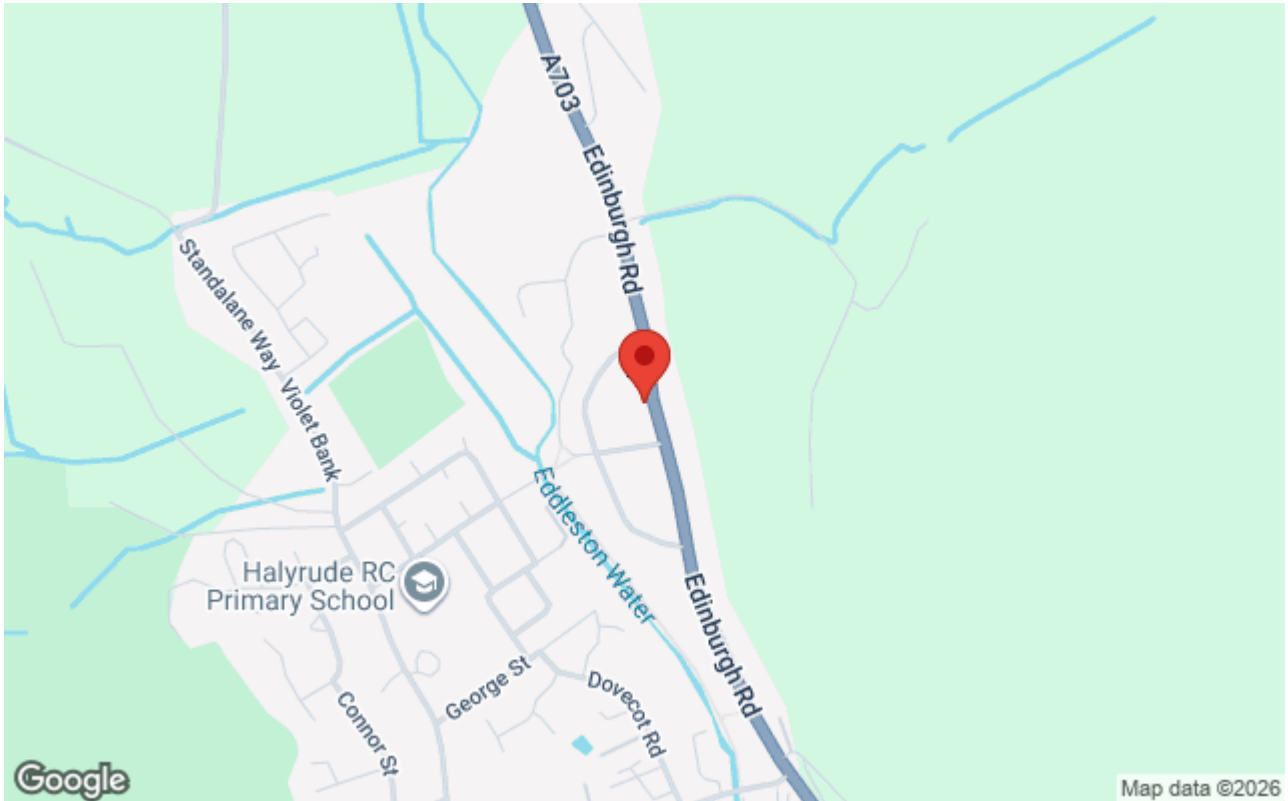
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