

**Peebles**  
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**Offers Over £290,000**

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**Benmore, Springhill Road, Peebles, EH45 9ER**



A well-presented ground floor flat with its own main door entrance, forming part of a two-storey building containing just two flats, situated in the heart of Peebles.

Constructed around 1980, the property offers spacious and versatile accommodation extending to approximately 101m<sup>2</sup> of gross internal floor area. The layout comprises two generous double bedrooms and two bright public rooms, providing flexible living space well suited to a variety of purchasers.

The property further benefits from private garden grounds to the front and rear, together with a single semi-detached garage with power and light, as well as a driveway.

A particular feature of this home is its convenient location, situated close to the town centre of Peebles, where a good range of shops, cafés and restaurants can be found within easy walking distance.

## Accommodation

### GROUND FLOOR

- \* Entrance vestibule
- \* Hallway
- \* Living room with feature fire place
- \* Dining room
- \* Kitchen
- \* Two spacious double bedrooms with fitted wardrobes
- \* Bathroom with over-bath shower
- \* Shower room / utility

### ADDITIONAL INFORMATION

- \* Gas central heating
- \* Double glazing
- \* Private garden grounds to the front and rear
- \* Single semi-detached garage with power and light
- \* Driveway

## Benmore, Springhill Road, Peebles, EH45 9ER

Approximate Gross Internal Area = 106.4 sq m / 1145 sq ft

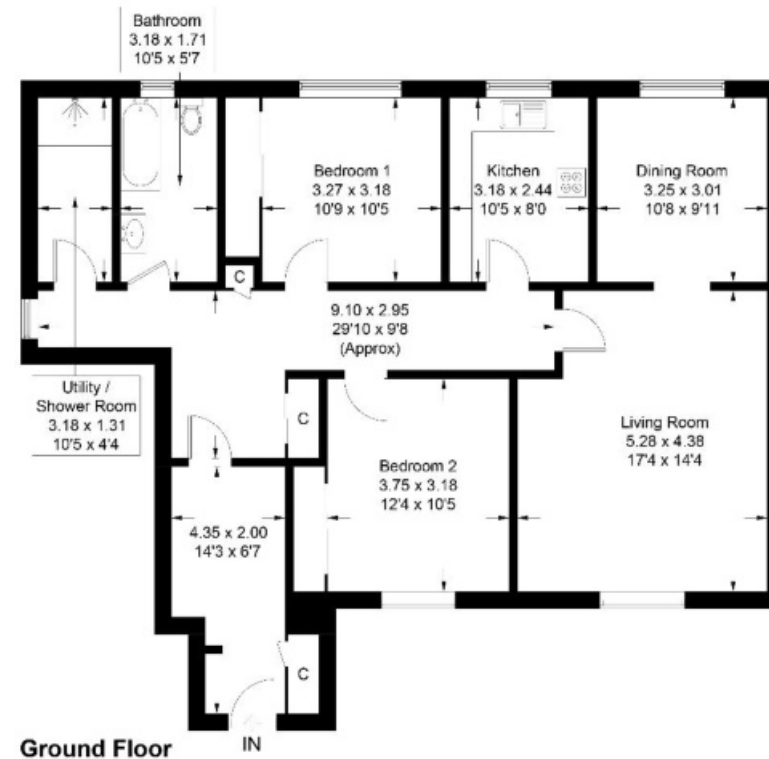


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1300087)

### 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 D

### Council Tax

Band E

### 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**

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Peebles, EH45 8RX  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
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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.