

Peebles

Call 01721 723999

Offers Over £180,000

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SOLICITORS & ESTATE AGENTS

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12 Venlaw View, Innerleithen Road, Peebles, EH45 8FB



Forming part of a highly desirable modern development constructed in 2008 by McCarthy Stone. Located on the first floor, this well presented one bedroom retirement flat benefits from good natural light and accommodation extending to 46m² or thereby. Conveniently situated within a central location close to an excellent range of independent shops, cafés, theatre and all other local amenities.

Accommodation

FIRST FLOOR

- * Hallway
- * Living / dining room with Juliet balcony enjoying excellent views towards the hills
- * Kitchen with integrated oven, hob and extractor hood
- * Double bedroom with fitted wardrobes
- * Shower room

ADDITIONAL INFORMATION

- * Secure entry
- * 24 hour emergency call system
- * House manager
- * Landscaped gardens
- * Residents car park
- * Guest suite for visitors
- * Lift to all floors
- * Residents lounge
- * Full laundry facilities
- * Factored by First Port Property Services Scotland
- * Annual service charge approximately £2857.90
- * Minimum age 60 years old

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Approximate Gross Internal Area = 46.2 sq m / 497 sq ft

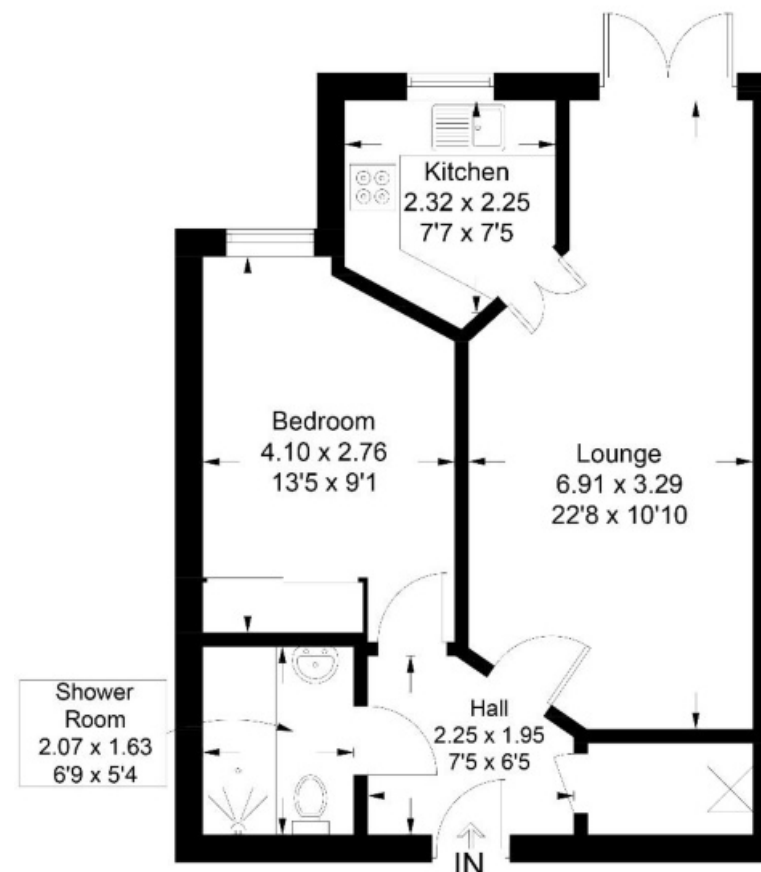


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (101333273)

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 electricity, water and drainage.

EPC

Band B

Council Tax

Band D

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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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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