

Peebles

Call 01721 723999

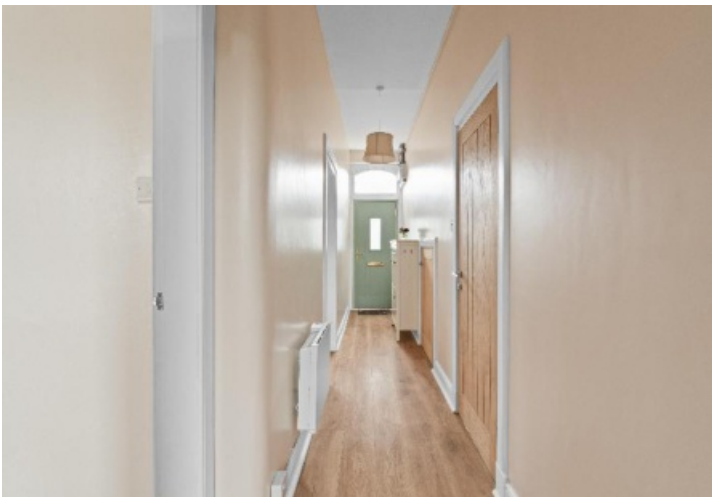
Offers Over £125,000

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30 George Street, Peebles, EH45 8DL



Presented in excellent condition throughout, this attractive turnkey ground floor one-bedroom flat, located in the sought-after town of Peebles, offers bright and well-proportioned accommodation extending to approximately 49m².

Benefiting from its own private main door entrance, the property features spacious and well-laid-out rooms with high ceilings and an abundance of natural light, creating a welcoming and airy living environment.

The accommodation is complemented by private garden ground to the front and a further section of garden to the rear, together with access to a shared drying green. The flat has been well maintained, making it an ideal purchase for first-time buyers, downsizers, or investors.

Built circa 1935, the property successfully combines period character with modern-day comfort and convenience in a highly desirable ground floor setting within easy reach of the excellent amenities, independent shops, cafés, and picturesque riverside walks that Peebles has to offer.

Accommodation

GROUND FLOOR

- * Hallway
- * Living room
- * Shower room
- * Kitchen
- * Spacious double bedroom

ADDITIONAL INFORMATION

- * Double glazing
- * Electric heating
- * New front door installed October 2025
- * Private garden ground to the front and rear
- * Timber shed
- * Shared drying green to rear
- * On-street parking

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Approximate Gross Internal Area = 48.3 sq m / 520 sq ft

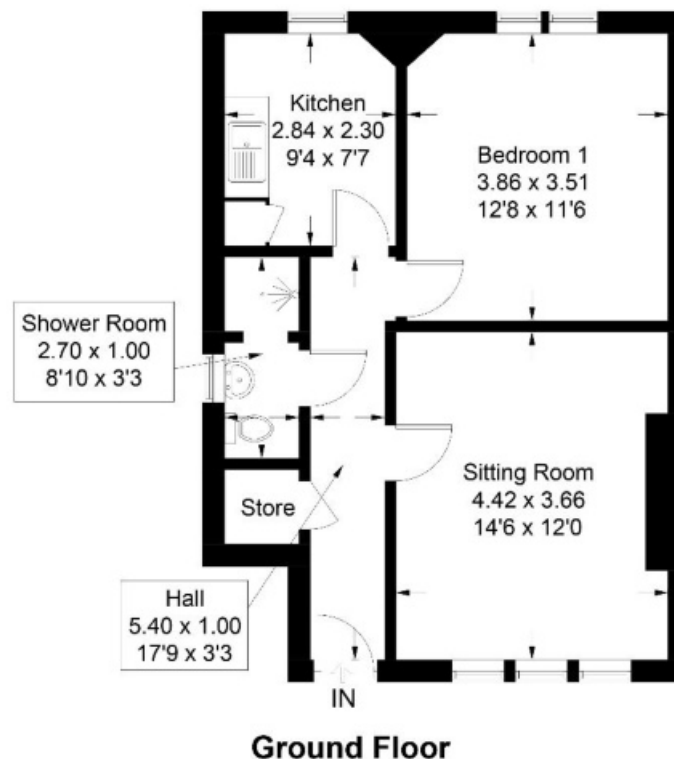


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1310096)

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 E

Council Tax

Band A

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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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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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.