

Peebles

Call 01721 723999

FIXED PRICE £125,000

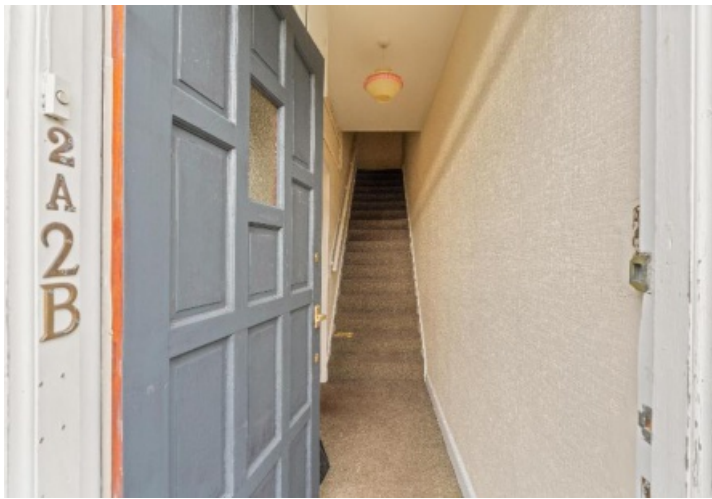


CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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2B Gladstone Place, PEEBLES, EH45 8JR



This charming one-bedroom attic flat, built circa 1890 in traditional whinstone, forms part of a well-maintained two-storey plus attic building comprising five flats in total. Access is via a shared external staircase followed by a communal internal stair shared with just one other property. The flat is presented in excellent condition and benefits from a shared, well-kept rear garden, offering a peaceful and characterful living environment in a highly desirable location.

Accommodation

ATTIC FLOOR

- * Main door
- * Hallway
- * Bay windowed living room
- * Modern kitchen with integrated oven and hob
- * Bedroom with fitted storage
- * Modern shower room

ADDITIONAL INFORMATION

- * Double glazing
- * Electric heating
- * Well kept shared garden to the rear, mainly laid to lawn
- * Un-restricted on-street parking

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Approximate Gross Internal Area = 36.1 sq m / 388 sq ft

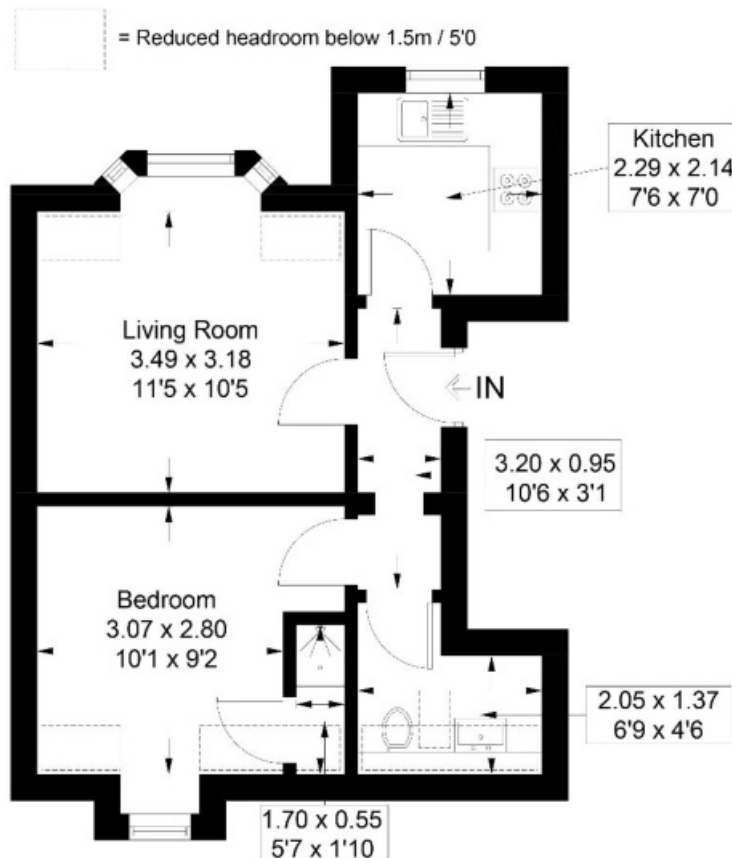


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co © (ID1227791)

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 fixtures and fittings are included in the sale

Services

Main electricity, water and drainage

EPC

E

Council Tax

Scottish Borders Council. 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.

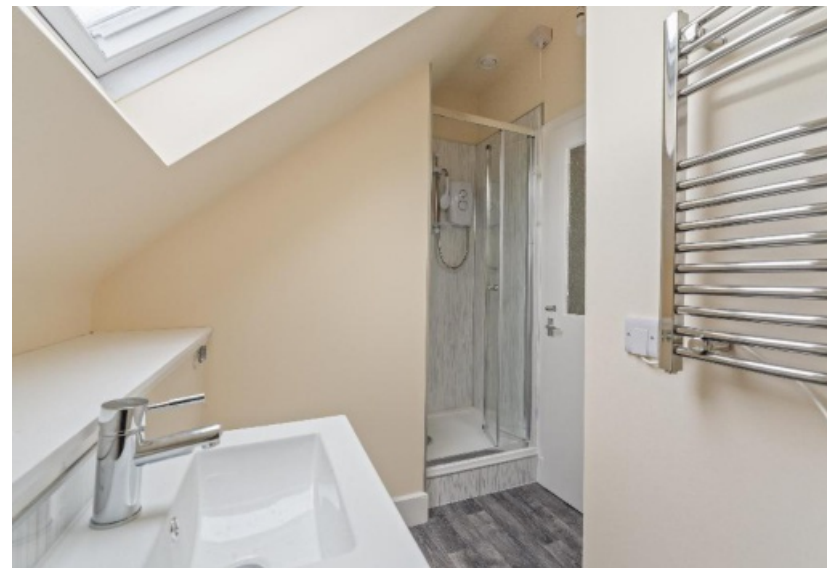
Interested in this property?
Peebles
Call 01721 723999

5 Northgate,
Peebles, EH45 8RX
Phone: 01721 723999
Fax: 01721 723888
Email: peebles@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

| | |
|-------------|-----------------------|
| Galashiels, | Tel 01896 758 311 |
| Jedburgh, | Tel 01835 863 202 |
| Hawick, | Tel 01450 3723 36 |
| Kelso, | Tel 01573 400 399 |
| Melrose, | Tel 01896 822 796 |
| Peebles, | Tel 01721 723 999 |
| Selkirk, | Tel 01750 723 868 |
| Langholm, | Tel 013873 80482 |
| Annan, | Tel 01461 202 866/867 |
| Tranent, | Tel 01875 611211 |



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.