

Peebles
Call 01721 723999

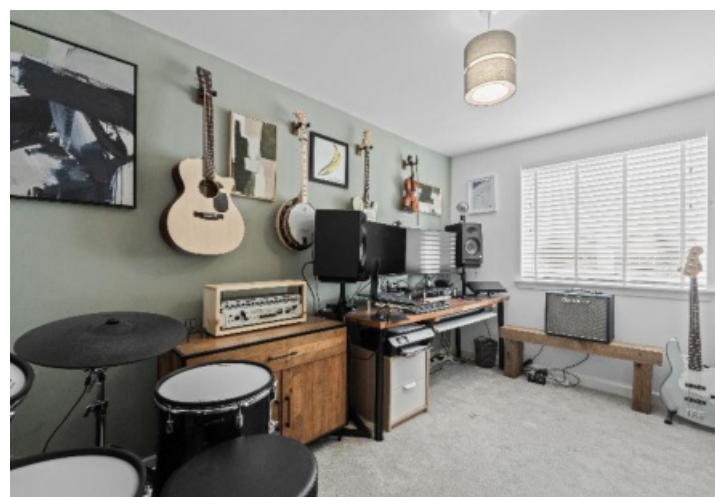
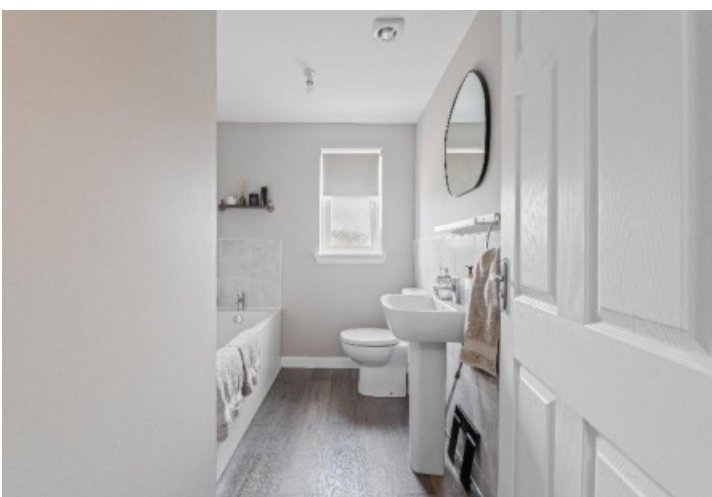
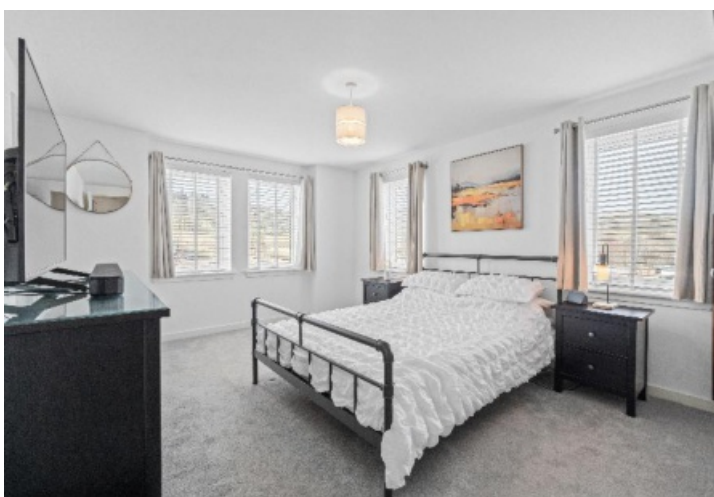
Offers Over £410,000

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1 Neidpath Place, Peebles, EH45 9ST



1 Neidpath Place is an impressive modern detached home, beautifully presented throughout and occupying a generous corner plot on the edge of a highly sought-after development, within easy walking distance of the town centre. Extending to approximately 130m², the property has been finished to an exceptional standard, offering bright and spacious accommodation. A particularly appealing feature is the abundance of natural light, enhancing the well-proportioned interiors and creating a welcoming and versatile home suited to a wide range of buyers. The property further benefits from the installation of photovoltaic panels, contributing to improved energy efficiency.

Accommodation

GROUND FLOOR

- * Entrance hallway
- * Dual aspect living room
- * Dining kitchen with integrated oven, hob and extractor hood. Patio doors offer direct access to the rear garden
- * Utility room
- * W/C

FIRST FLOOR

- * Upper landing
- * Dual aspect master bedroom with en-suite shower room
- * Two further double bedrooms with Jack and Jill shower room
- * Spacious single / small double bedroom
- * Bathroom

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Photovoltaic panels
- * Integrated garage with up-and-over door, power and light
- * Landscaped garden, fully enclosed to the rear
- * Garden room or home office
- * Timber shed
- * Driveway
- * Ample on-street resident's parking

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Approximate Gross Internal Area = 130.0 sq m / 1399 sq ft

Single Garage / Garden Room = 22.9 sq m / 246 sq ft

Total = 152.9 sq m / 1645 sq ft

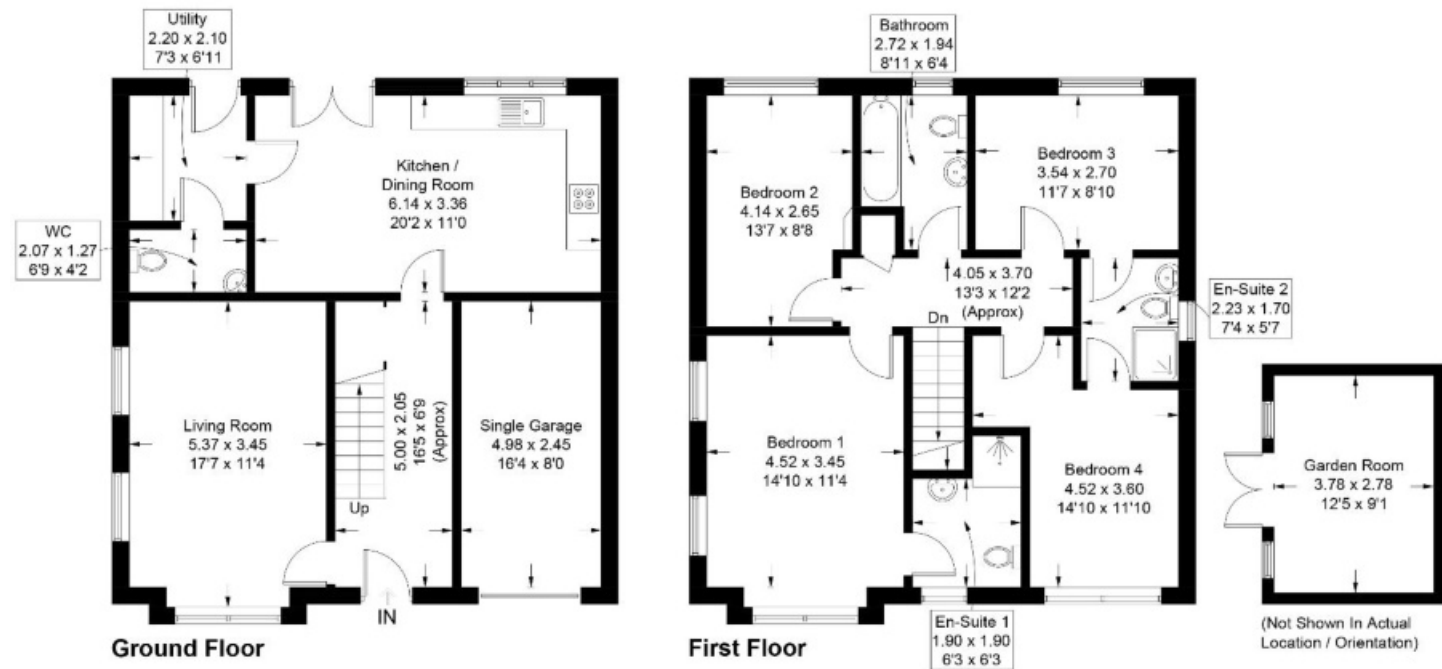


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1282792)

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, gas, water and drainage

EPC

B

Council Tax

Scottish Borders Council Tax Band G.

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



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