Peebles
Call 01721 723999

Offers Over £330,000

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34 Edinburgh Road, Peebles, EH45 8EB













Set within an established residential area of Peebles, this detached home has been extended and upgraded by the current owners to create a property that differs considerably from its original design. The improvements have been carried out over time to provide a practical and adaptable living environment, while retaining the feel of a traditional home. The property is well placed for access to the town centre, schools, local amenities and the extensive network of walking and cycling routes for which the area is well known.

Accommodation

GROUND FLOOR
* Entrance Vestibule
* Hallway
* Bay windowed living room with multi-fuel stove
* Kitchen
* Rear Hallway
* Two spacious double bedrooms
* Shower Room

ATTIC FLOOR
* Upper landing
* Double bedroom
* Bathroom

ADDITIONAL INFORMATION
* Gas central heating
* Double glazing
* On-street parking
* Private garden grounds surrounding the property
* Large insulated timber shed with power and light

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Approximate Gross Internal Area = 113.9 sq m / 1226 sq ft

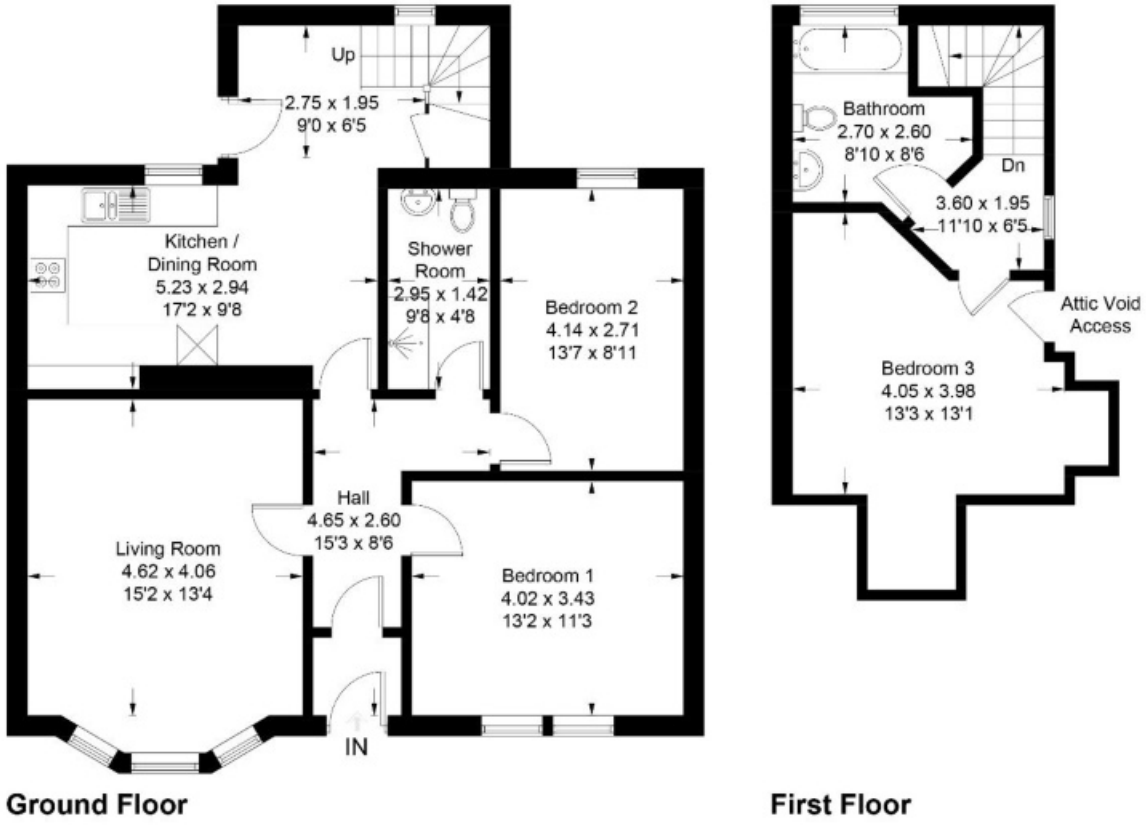


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1344822)

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.

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Interested in this property?

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