

Peebles  
Call 01721 723999

**FIXED PRICE £250,000**

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS  
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**28 Victoria Park Drive, Peebles, EH45 9AD**



Semi-detached house situated on the south side of town, adjacent to parkland, providing direct access to a variety of popular outdoor activities. This excellent family home boasts an appealing arrangement of rooms, with an internal space of approximately 116m<sup>2</sup>. Conveniently located just a short stroll from top-rated primary and secondary schools, as well as the High Street, it features a private south facing rear garden and plenty of off-street parking.

## Accommodation

### GROUND FLOOR:

- \* Entrance hallway
- \* Living Room
- \* Kitchen
- \* Sun room
- \* Family Bathroom

### FIRST FLOOR:

- \* Landing
- \* Three spacious double bedrooms with fitted wardrobes

### ATTIC FLOOR:

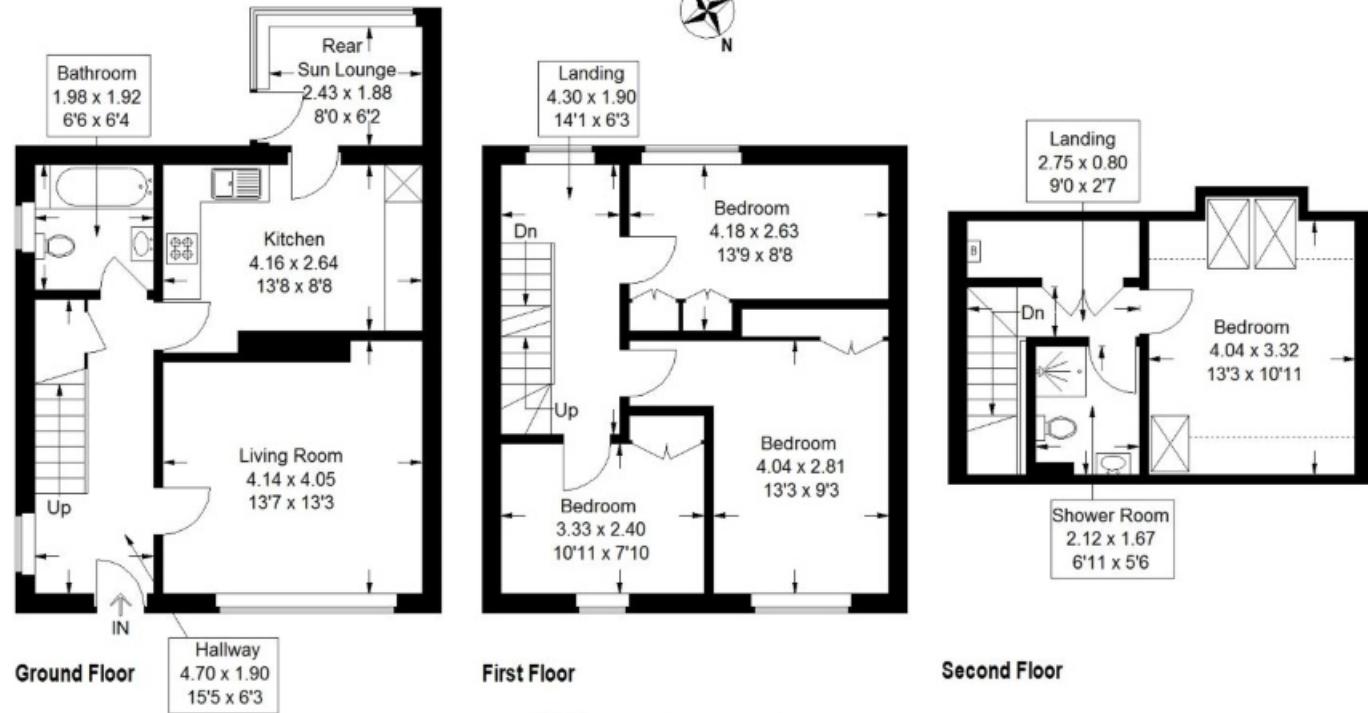
- \* Upper Landing
- \* Further double bedroom
- \* Shower room

### ADDITIONAL INFORMATION:

- \* Double glazing
- \* Gas central heating
- \* Private garden grounds to the front, side and rear
- \* Timber shed
- \* Unrestricted on-street parking

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Approximate Gross Internal Area  
116.4 sq m / 1253 sq ft



[ ] = Reduced headroom below 1.5 m / 5'

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1108721)

### 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 Gypes 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

D.

### Council Tax

Scottish Borders Council Tax Band B.

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

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Kelso, Tel 01573 400 399  
Melrose, Tel 01896 822 796  
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