

Peebles
Call 01721 723999

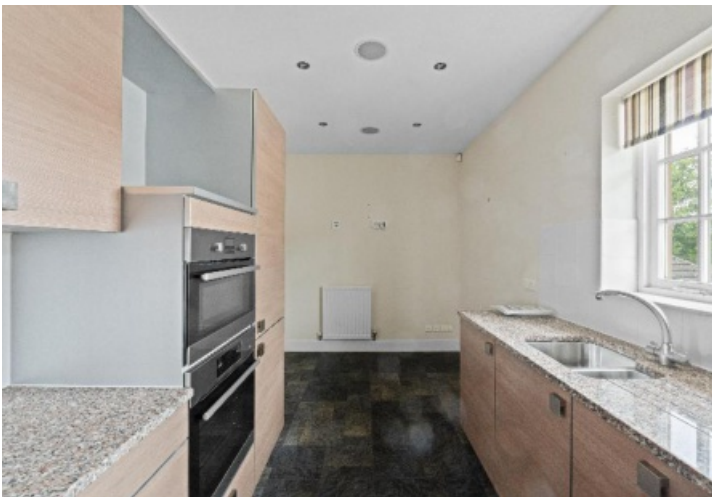
Offers Over £360,000

CULLEN KILSHAW
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11 Craigerne Drive, Peebles EH45 9HN



Constructed by Cala Homes circa 2006 contemporary, well-appointed detached two storey mews style house forming part of a prestigious development within a highly desirable area on the south side of the town. The interior is neutrally decorated and finished to a high standard, benefiting from lots of natural light. Of further note are the landscaped walled garden grounds, integral garage, ample residents parking, and a picturesque setting offering direct access to countryside walks.

Accommodation

GROUND FLOOR

- * Entrance hallway
- * Utility room
- * Cloakroom
- * Bedroom 3 / study with patio doors to the rear

FIRST FLOOR

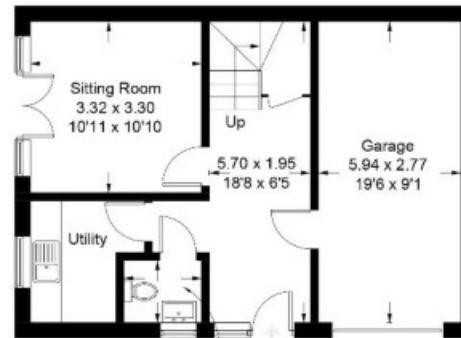
- * Upper landing
- * Large light-filled living room with a dual aspect and Juliet balcony offering excellent views towards the hills
- * Kitchen / dining room
- * Dual aspect master bedroom with en-suite shower room
- * Further dual aspect double bedroom
- * Bathroom with over-bath shower

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Integral garage
- * Fully enclosed walled garden predominantly laid to lawn
- * Ample residents parking
- * Communal landscaped garden ground

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Approximate Gross Internal Area = 128.82 sq m / 1387 sq ft
(Including Garage)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1310209)

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 C

Council Tax

Band F

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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