

Peebles

Call 01721 723999

Offers over £195,000

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20 Violet Bank, Peebles, EH45 8HA



Enjoying a highly desirable position within the popular Violet Bank area of Peebles, this attractive semi-detached villa commands an enviable outlook across neighbouring parkland, with far-reaching views of the surrounding countryside. Offering a wonderful balance of space, flexibility and convenience, the property is presented in excellent order throughout and provides bright, generously proportioned accommodation well suited to a variety of purchasers, from professionals and growing families to those seeking a peaceful yet well-connected location.

The spacious layout offers thoughtfully arranged accommodation with excellent flexibility for modern living, including the potential to reconfigure the existing layout to create a third bedroom, subject to the necessary consents. Generously proportioned rooms throughout create a welcoming and comfortable home, with the versatility to adapt to a range of lifestyle requirements.

Situated within easy walking distance of Peebles town centre, residents can enjoy an excellent range of independent shops, cafés, restaurants and everyday amenities. The property is also well placed for local schooling, including both Peebles High School and Kingsland Primary School, making it particularly appealing for families. For outdoor enthusiasts, the area offers immediate access to scenic walks, cycling routes and recreational facilities, while the highly regarded Peebles Golf Club is located nearby, adding further appeal to this sought-after setting.

Combining an attractive setting, generous accommodation, outstanding views and a highly convenient location, this is a rare opportunity to acquire a quality home within one of Peebles' most established and desirable residential areas.

Accommodation

- GROUND FLOOR
- * Hallway
 - * Living room with large window framing the superb countryside views
 - * Modern kitchen with integrated washing machine, oven, hob, extractor hood and dishwasher
 - * Rear hallway with large storage cupboard off

- FIRST FLOOR
- * Upper landing
 - * Two double bedrooms
 - * Box room offering potential to create a third bedroom (subject to consents)
 - * Contemporary bathroom with over-bath shower

- ADDITIONAL INFORMATION
- * Gas central heating
 - * Double glazing
 - * Beautifully landscaped gardens, fully enclosed to the rear
 - * Timber shed
 - * Ample on-street parking

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Approximate Gross Internal Area
74.6 sq m / 803 sq ft

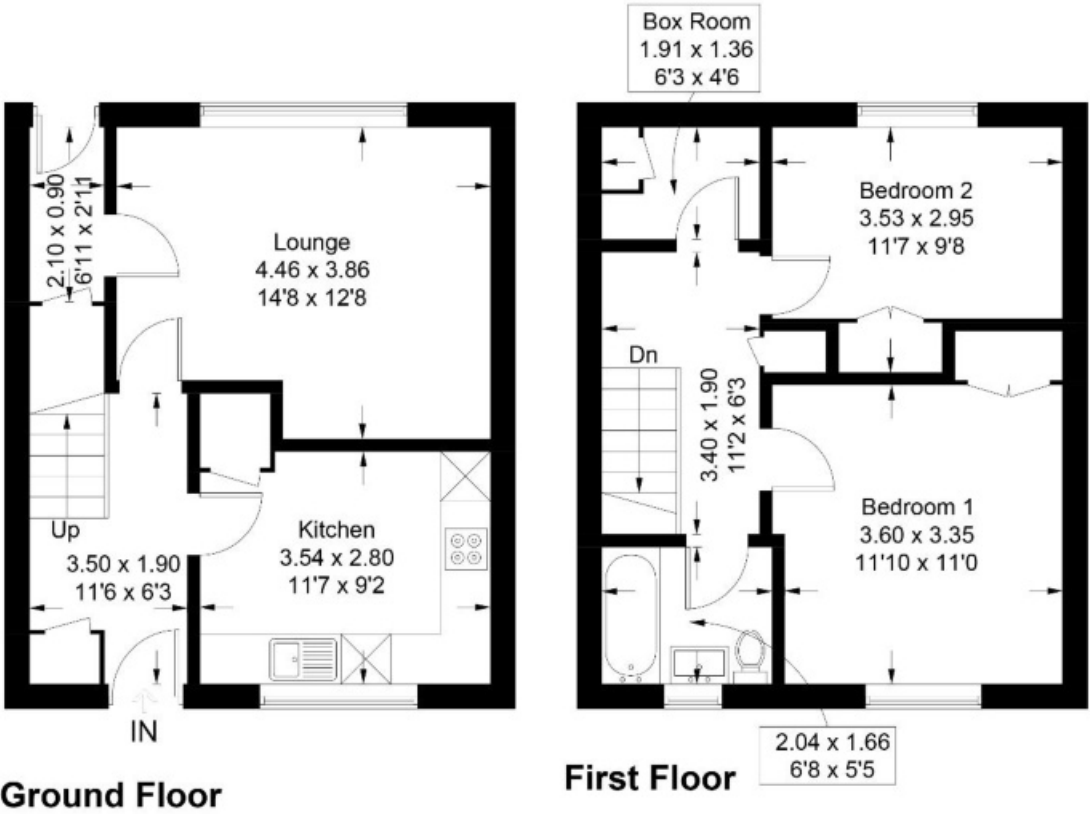


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1329882)

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, including blinds, light fitments and integrated appliances where applicable are included.

Services

Mains electricity, gas, water and drainage

EPC

C

Council Tax

Scottish Borders Council. 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?

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Call 01721 723999

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Peebles, EH45 8RX
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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