

Peebles
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Offers Over £210,000

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39 Damcroft, Peebles, EH45 8EF



Tucked away in a central yet wonderfully peaceful setting, this end of terraced villa of approximately 96m² offers generously proportioned accommodation and excellent potential. Built circa 1970, the property would benefit from a degree of modernisation, presenting an exciting opportunity to create a superb family home tailored to your own style.

Ideally located within a short walk of the town centre, parkland, and scenic walking and biking trails, it also lies within the catchment area for highly regarded schools.

Accommodation

GROUND FLOOR

- * Spacious hallway
- * Living room
- * Kitchen / dining room
- * Cloakroom

FIRST FLOOR

- * Upper landing
- * Three double bedrooms
- * Bathroom with over-bath shower

ADDITIONAL INFORMATION

- * Gas fired Johnston & Starley boiler which supplies a warm air system
- * Double glazing
- * Excellent storage
- * Fully enclosed rear garden

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Approximate Gross Internal Area = 96.02 sq m / 1033 sq ft

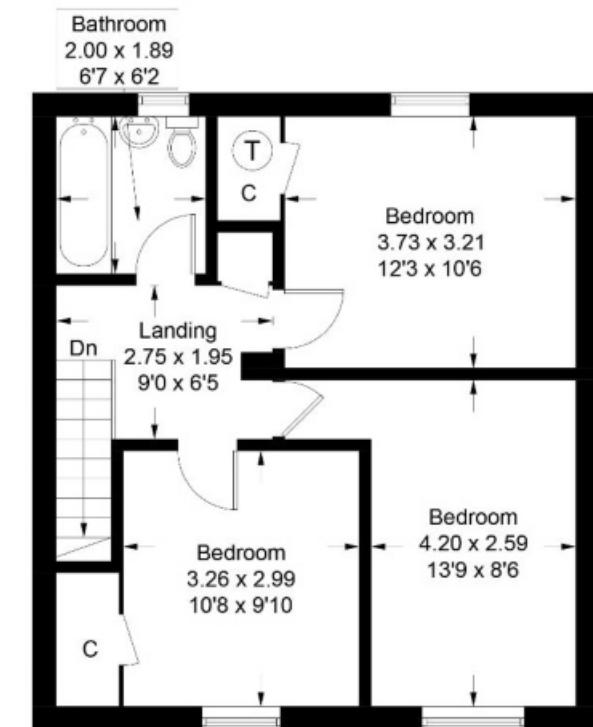
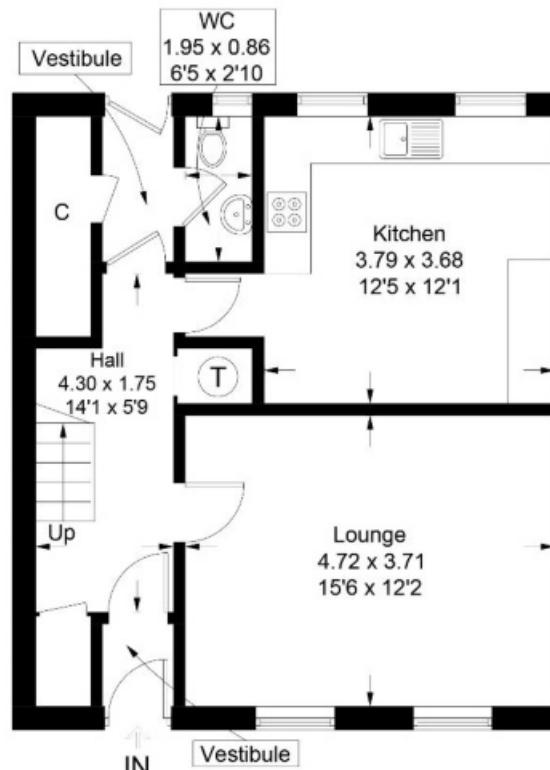


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1274869)

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

Band E

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

5 Northgate,
Peebles, EH45 8RX
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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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