

**Peebles**

Call 01721 723999

**Offers Over £210,000**

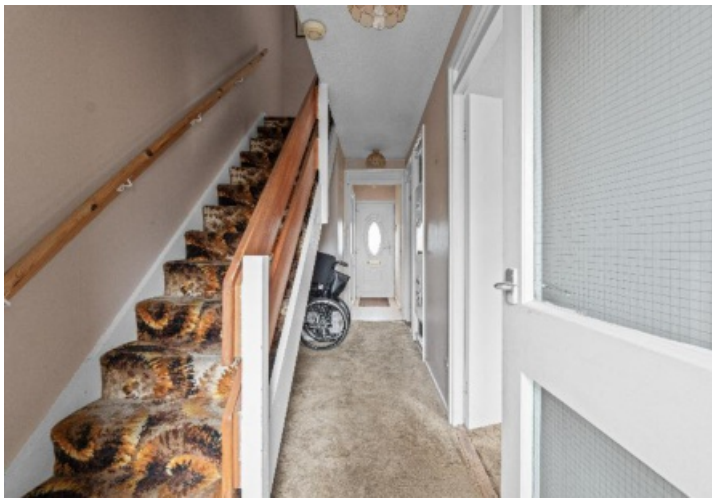
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**39 Damcroft, Peebles, EH45 8EF**





Tucked away in a central yet wonderfully peaceful setting, this end of terraced villa of approximately 96m<sup>2</sup> 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

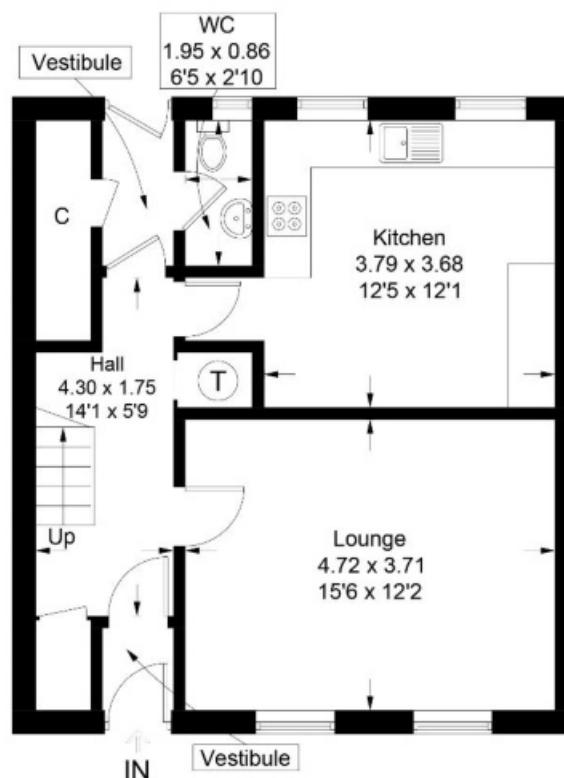
- \* Upper landing
- \* Three double bedrooms
- \* Bathroom with over-bath shower

### ADDITIONAL INFORMATION

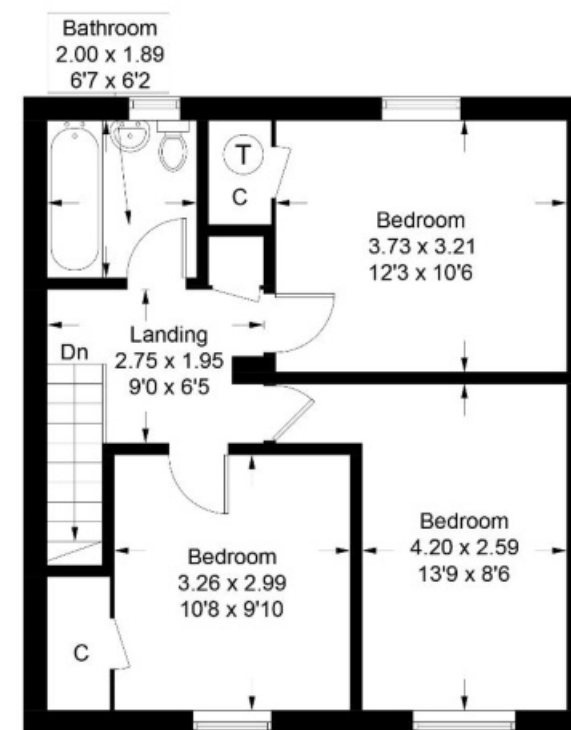
- \* Gas fired Johnston & Starley boiler which supplies a warm air system
- \* Double glazing
- \* Excellent storage
- \* Fully enclosed rear garden

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



Ground Floor



First Floor

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 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 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  
Phone: 01721 723999  
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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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Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.