

Peebles

Call 01721 723999

Offers Over £175,000



CULLEN KILSHAW
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77/2 Kingsland Terrace, Peebles, EH45 8HH



Set within an established residential area of Peebles, this distinctive two-bedroom ground-floor flat dating from circa 1890 is presented in good decorative order throughout, combining period character with recently refurbished interiors. The front bedroom features an attractive bay window, complemented by traditional cornicing and ceiling rose details which add further character. The property also benefits from private garden grounds to both the front and rear, together with an external store, providing useful outdoor space and storage. At approximately 58m² or thereby, the property offers well-proportioned accommodation and will appeal to those searching for a two-bedroom flat in Peebles with period features, a bay-windowed bedroom, private gardens and ground-floor living.

Accommodation

GROUND FLOOR

- * Hallway
- * Living room with feature fire place
- * Kitchen
- * Bathroom with over-bath shower
- * Spacious bay-windowed double bedroom
- * Further bedroom

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Private garden grounds to the front and rear
- * Communal garden / drying green
- * Coal store

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Approximate Gross Internal Area
57.80 sq m / 622 sq ft

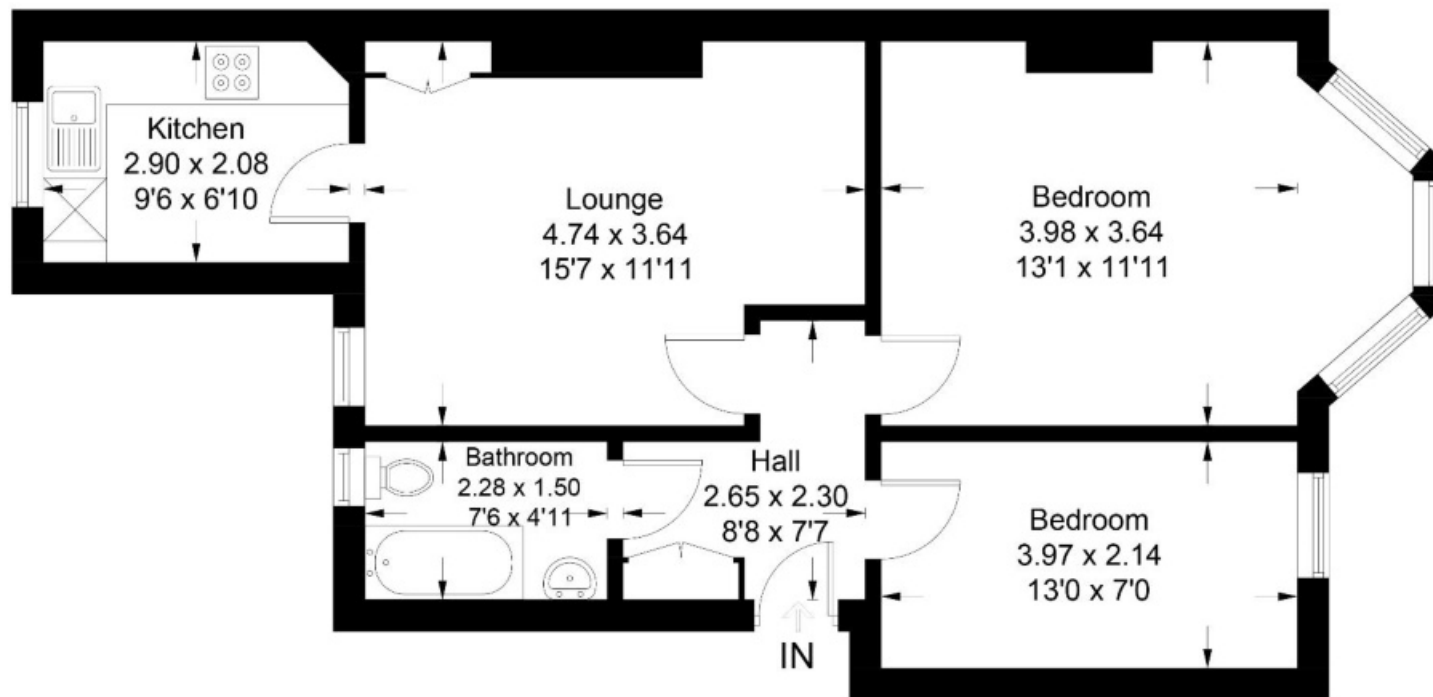


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1334790)

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 D

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
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