

Peebles

Call 01721 723999

Offers Over £ 335,000

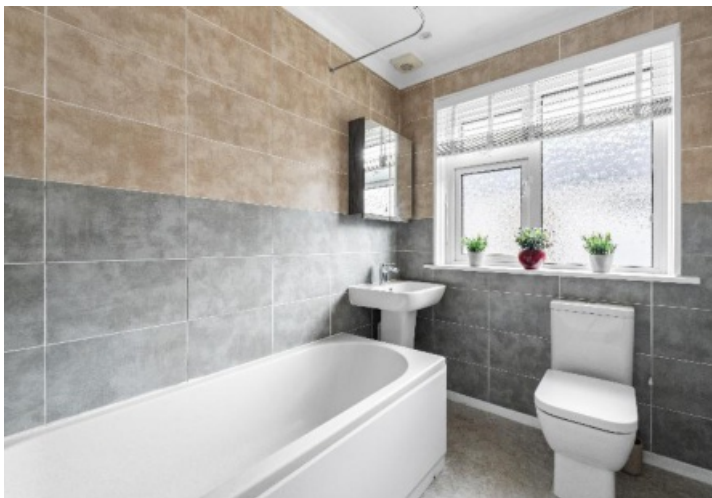


CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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ST MARTINS, 19 KINGSMUIR DRIVE, PEEBLES, EH45 9AA



Set within a peaceful cul-de-sac in the ever-popular Kingsmuir area of Peebles, this attractive detached bungalow occupying a prime corner plot, offers the ease of single-level living combined with beautifully landscaped gardens and a warm, welcoming atmosphere throughout. Thoughtfully maintained and presented in move-in condition, the property enjoys bright, well-proportioned accommodation, with the living room centred around a charming solid fuel stove that creates a natural focal point and cosy retreat during the colder months. Outside, the carefully designed gardens provide a wonderful extension of the living space, offering areas to relax, entertain and enjoy the changing seasons. Conveniently positioned within easy reach of Peebles' excellent amenities, scenic walks and commuter links to Edinburgh, this is a home that effortlessly balances comfort, practicality and lifestyle.

Accommodation

GROUND FLOOR

- * Entrance hallway
- * Dual aspect living room with solid fuel stove
- * Modern dining kitchen with a range of integrated appliances
- * Two spacious double bedrooms
- * Contemporary bathroom with over-bath shower

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Garage
- * Driveway providing ample space for parking
- * Landscaped gardens

19 Kingsmuir Drive, Peebles, EH45 9AA

Approximate Gross Internal Area = 71.34 sq m / 768 sq ft

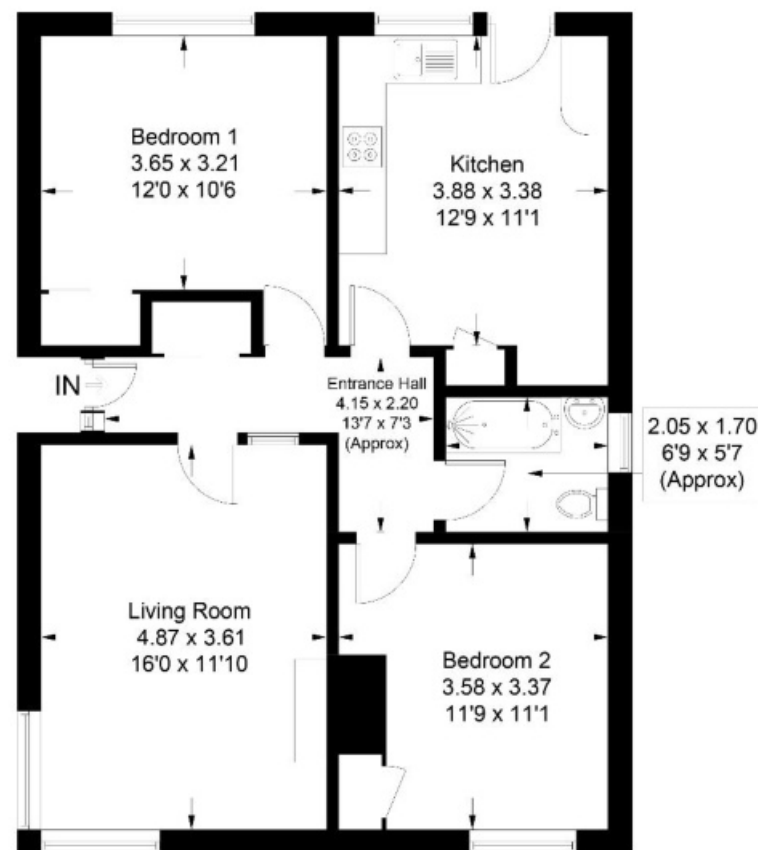


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co © (ID1333268)

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 electricity, gas, water and drainage

EPC

C

Council Tax

Scottish Borders Council Tax Band E.

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
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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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.