

Peebles
Call 01721 723999

Offers over £95,000

CULLEN KILSHAW
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5 Graham Street, Peebles, EH45 8JP



Traditional whinstone ground floor flat situated within the established Graham Street which forms part of the town's traditional residential expansion, with properties in this area largely dating from the 19th century, reflecting Peebles' growth as a Borders market town during a period of increasing trade and industry and characterised by solid stone construction typical of the era. The property extends to an internal footprint of approximately 40m² or thereby and benefits from its own main front and back doors, together with direct access to an exclusive, fully enclosed rear garden. Whilst the property now requires full renovation throughout, including renewal of the electrical installation, it offers excellent scope and potential to create a superb home. The property is therefore sold as seen. The opportunity will particularly appeal to firsttime buyers with vision, as well as investors seeking a project within a popular and wellregarded Borders location. The current owners have previously obtained a building warrant to reconfigure the internal layout of the property, full details of which are available upon request.

Accommodation

GROUND FLOOR

- * Own main door
- * Hallway with large cupboard off
- * Living room
- * Kitchen
- * Double bedroom
- * W/C
- * Shower compartment

ADDITIONAL INFORMATION

- * Sold as seen
- * Exclusive, fully enclosed garden to the rear with a westerly aspect

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Approximate Gross Internal Area = 40.55 sq m / 436 sq ft

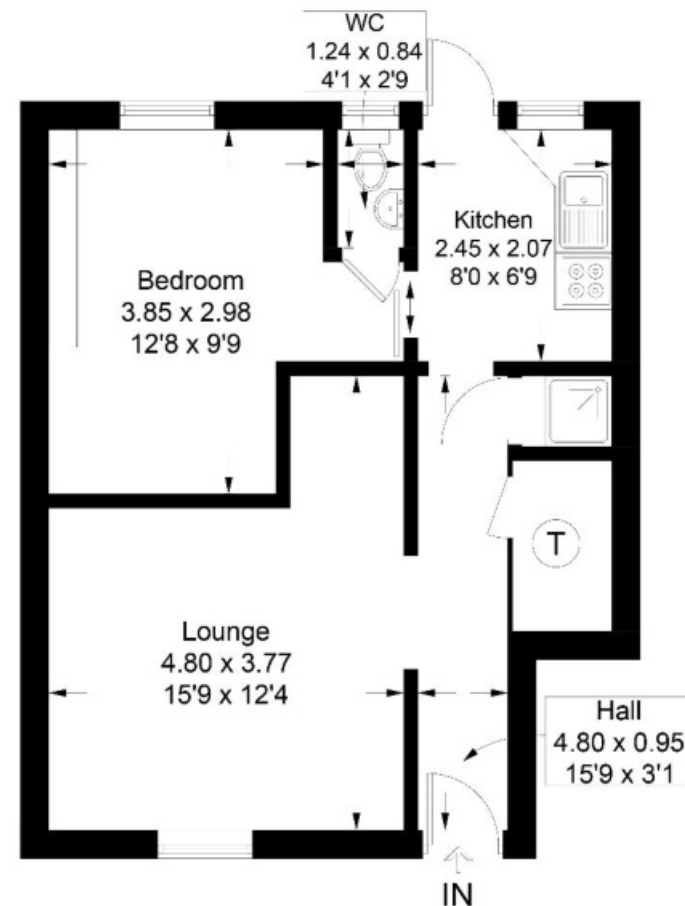


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1292101)

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

Sold as seen

Services

Mains electricity, water and drainage. There has been mains gas to the property, however the meter has been removed.

EPC

G

Council Tax

Scottish Borders Council. Council Tax: band A

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
Saturday: 9.00am to 12.00 noon



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