

Peebles

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Offers Over £ 450,000

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29 Glen Crescent, Peebles EH45 9BS



Occupying a commanding position within one of Peebles' most sought-after residential developments, 29 Glen Crescent enjoys a wonderful outlook across the surrounding Borders countryside and offers a rare opportunity to acquire a spacious detached bungalow within easy reach of the town centre. Set amidst beautifully maintained gardens, the property combines versatile single-storey accommodation with excellent outdoor space, including a charming garden room and generous entertaining terraces designed to make the most of its enviable setting.

The property extends to approximately 125m² including the integral garage and offers a practical layout ideally suited to modern living. Bright reception spaces, private garden grounds and uninterrupted rural views combine to create an appealing home that will attract purchasers seeking both comfort and convenience in one of the Borders' most desirable market towns.

Accommodation

GROUND FLOOR

- * Entrance hallway
- * Living room
- * Conservatory / dining room
- * Breakfasting kitchen
- * Master bedroom with en-suite shower room
- * Two further double bedrooms
- * Family bathroom

ADDITIONAL INFORMATION

- * Approximately 125m² including garage
- * Double glazing
- * Gas central heating
- * Integral single garage
- * Mono-bloc driveway
- * Landscaped garden grounds
- * Detached garden room / home office
- * Extensive patio areas
- * Open countryside views
- * Glen Crescent Residents Association maintain the common areas, costing approx £120 per annum

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Approximate Gross Internal Area = 106.8 sq m / 1149 sq ft

Outbuilding / Garage = 24.0 sq m / 258 sq ft

Total = 130.8 sq m / 1407 sq ft

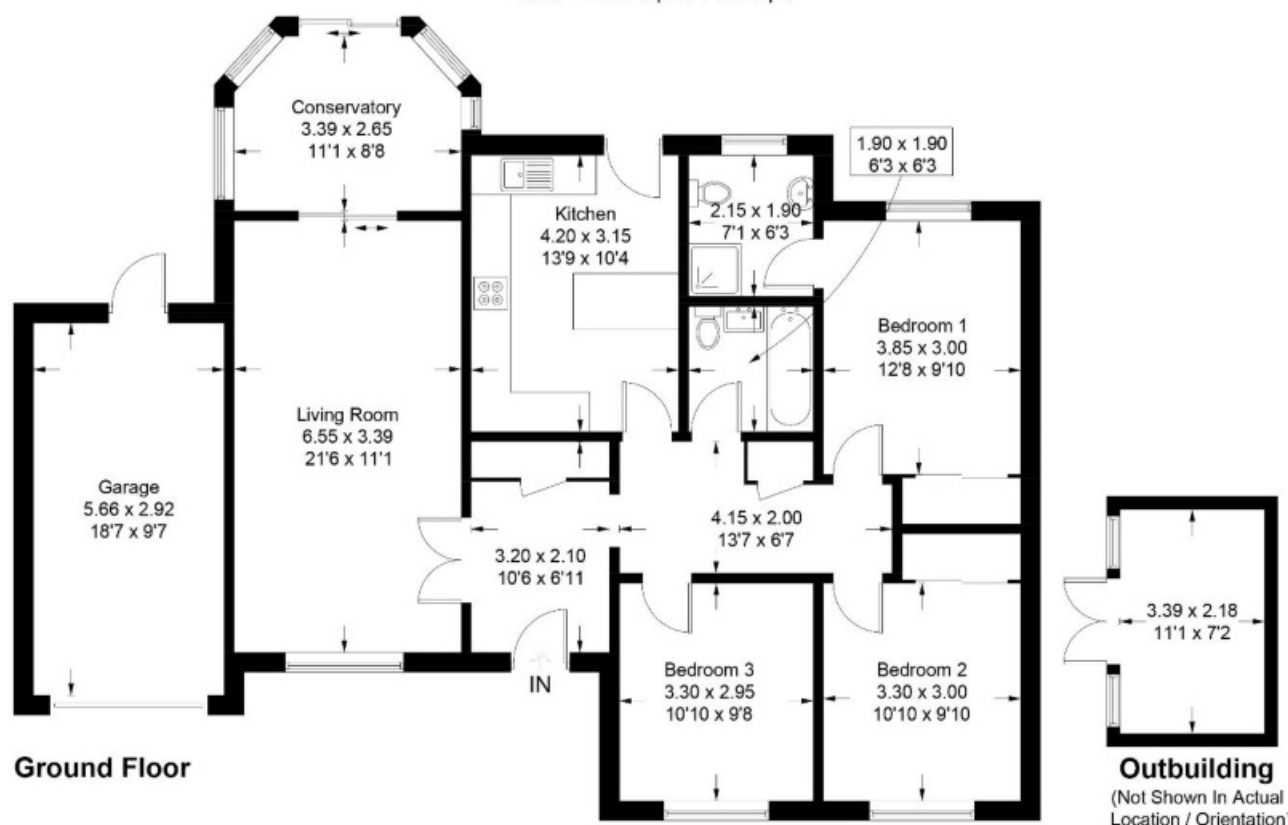


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1328651)

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 F.

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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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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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.