

Peebles
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Offers Over £330,000

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20 Crossburn Farm Road, Peebles, EH45 8EG



This well-presented detached family home enjoys a desirable position within a well-established, leafy residential area on the edge of Peebles. Occupying a quiet cul-de-sac setting, the property offers a peaceful environment while benefiting from easy access to the town centre, a wide range of local amenities, and highly regarded primary and secondary schooling.

Built in 1998, the property has been thoughtfully extended by the current owner and now extends to approximately 92m² of bright, well-proportioned and flexible accommodation, ideally suited to modern family living.

Externally, the property benefits from a detached garage, private driveway parking, and fully enclosed private garden grounds, providing an ideal space for outdoor entertaining, family enjoyment, and pets.

Offering an excellent balance of comfortable living space, generous outdoor accommodation, and a highly sought-after location, this is an ideal family home, and early viewing is highly recommended.

Accommodation

GROUND FLOOR

- * Hallway
- * Cloakroom
- * Living room
- * Dining room
- * Kitchen
- * Sun room with patio doors to the rear

FIRST FLOOR

- * Upper landing
- * Three well-proportioned bedrooms with fitted wardrobes
- * Family bathroom with over-bath shower

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Private enclosed garden grounds
- * Detached single garage
- * Driveway providing ample parking

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Approximate Gross Internal Area = 99.1 sq m / 1067 sq ft

Single Detached Garage = 13.8 sq m / 148 sq ft

Total = 112.9 sq m / 1215 sq ft

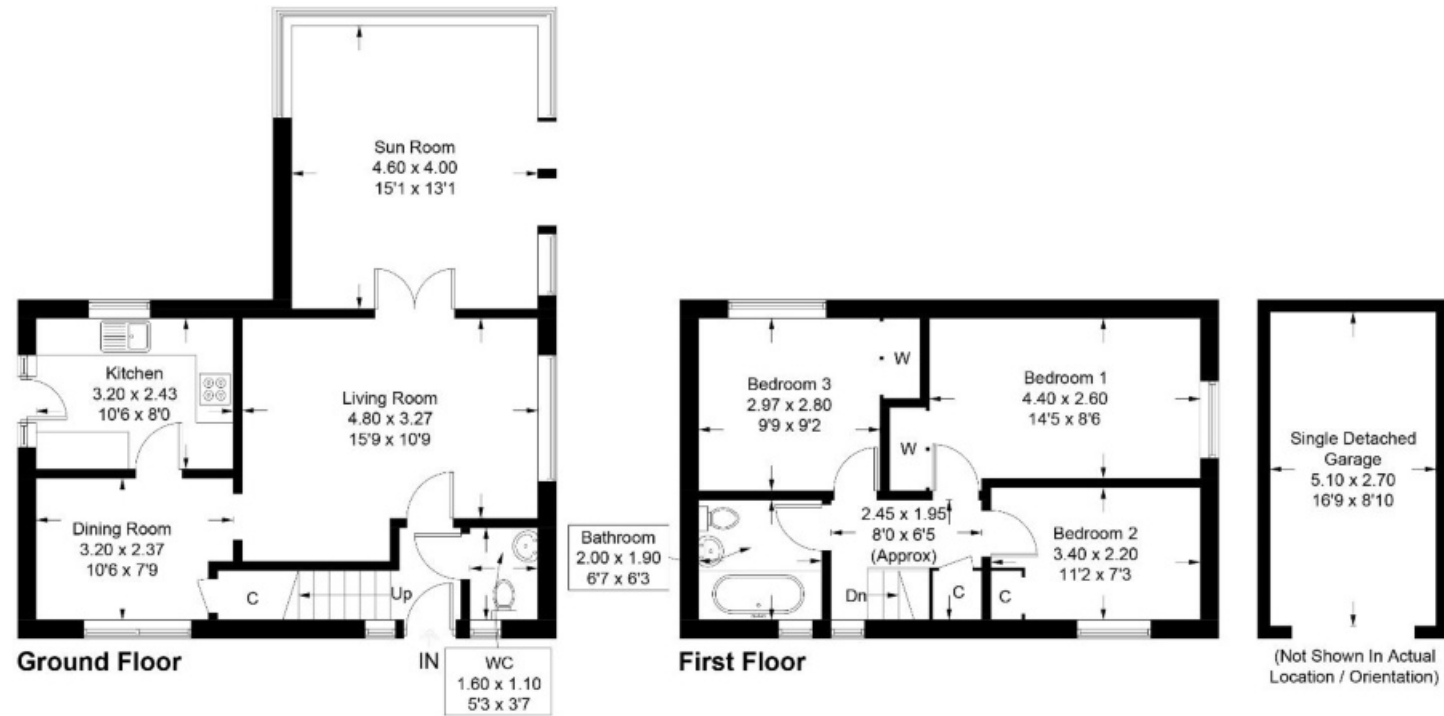


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1314275)

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 C

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

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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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