

Peebles

Call 01721 723999

FIXED PRICE £170,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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8A Gladstone Place, Peebles, EH45 8JR



An attractive traditional double upper flat with its own private main door entrance, occupying the first and attic floors of a traditional whinstone building dating from around 1890, now £10,000 below Home Report value. Situated within Peebles' Conservation Area, the property enjoys a highly desirable position within one of the town's most sought-after residential locations.

Offering spacious accommodation over two levels, the property benefits from its own private main door entrance and is well placed for access to the town centre and local amenities.

Further benefits include an area of private garden ground to the rear, offering valuable outdoor space within this popular setting. Conveniently located for the town centre and its excellent range of amenities, the property presents an excellent opportunity to acquire a distinctive home in central location of Peebles.

Accommodation

FIRST FLOOR

- * Hallway
- * Living room with multi-fuel stove
- * Kitchen
- * Double bedroom
- * Shower room

ATTIC FLOOR

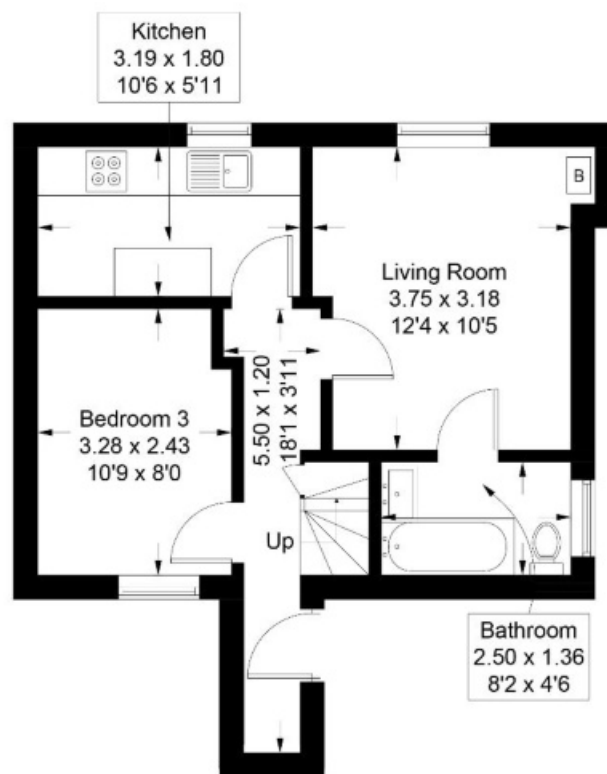
- * Upper landing
- * Double bedroom
- * Further bedroom

ADDITIONAL INFORMATION

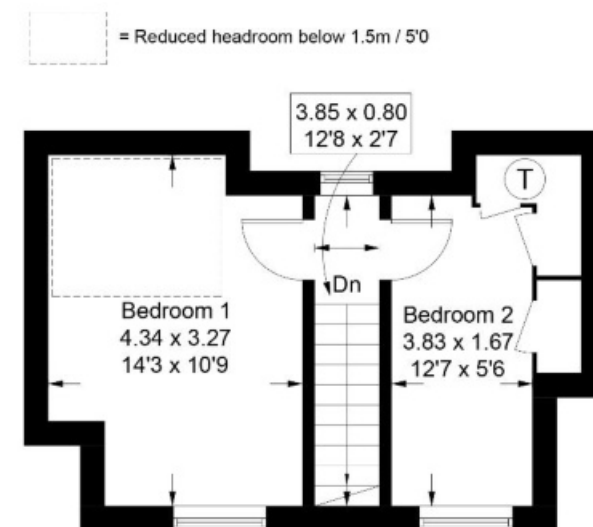
- * Gas central heating
- * Double glazing
- * Private garden ground to the rear
- * Store located underneath staircase
- * Un-restricted on-street parking

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Approximate Gross Internal Area = 62.3 sq m / 670 sq ft



First Floor



Attic Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (D1308063)

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 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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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Full members of:



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.