

Peebles
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Offers Over £185,000

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Tweedview, 55B High Street, Peebles, EH45 8AN



Tucked away down a quiet alley just off Peebles High Street, Tweedview is a unique first-floor flat extending to approximately 59m², set within a traditional building dating from around 1935. With its own private main door entrance, the property offers a rare opportunity to acquire a centrally located home with a high degree of privacy.

A standout feature is the bright living room and one of the bedrooms, both of which have direct access to a south-facing balcony overlooking the River Tweed. This appealing outdoor space enjoys open views and excellent natural light throughout the day.

The property requires upgrading and modernisation, presenting an ideal opportunity for buyers to create a home to their own specification.

Additional benefits include private garden grounds and a large loft space, offering significant potential for conversion, subject to the necessary consents.

Accommodation

FIRST FLOOR

- * Hallway
- * Living room or bedroom two with access to the balcony looking over the River Tweed
- * Double bedroom or Living room with wood burning effect, gas fired stove and patio doors onto the south facing balcony
- * Spacious double bedroom

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * On - street parking
- * Private garden grounds to the front of the property

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Approximate Gross Internal Area = 58.4 sq m / 629 sq ft

Attic Floor / Loft = 13.5 sq m / 145 sq ft

Total = 71.9 sq m / 774 sq ft

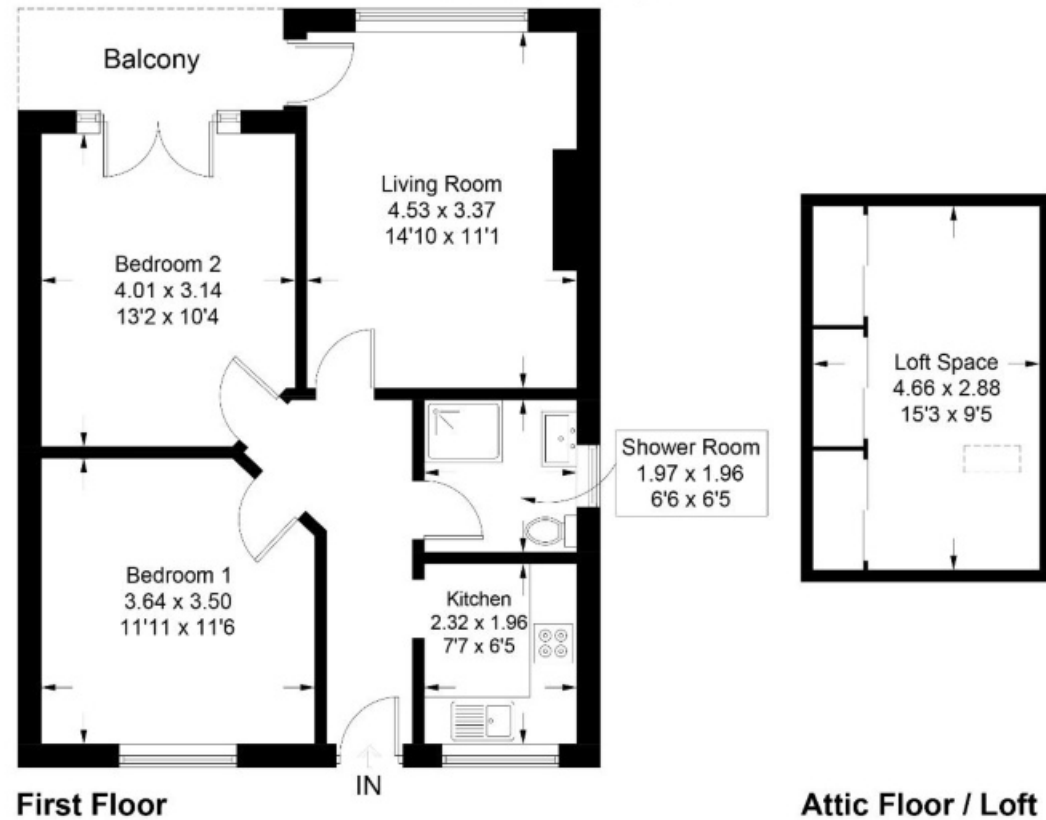


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1283194)

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 D

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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