

Peebles

Call 01721 723999

Offers over £240,000

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15 Connor Ridge, Peebles, EH45 8HN



Quietly positioned within a popular residential area close to the end of a no-through road, this attractive semi-detached villa offers flexible and well-proportioned accommodation over two levels, enhanced by a previous extension. The property enjoys open, far-reaching views across the surrounding hills and countryside, while remaining conveniently located for Peebles Golf Course, well-regarded local primary schools, and the town's excellent range of amenities.

Accommodation

GROUND FLOOR

- * Entrance vestibule
- * Hallway with ample storage cupboards off
- * Dual aspect, open-plan living / dining room with full length window to the front making the most of the spectacular views
- * Kitchen
- * Utility room
- * Conservatory

FIRST FLOOR

- * Upper landing with access to the attic
- * Two large double bedrooms
- * Bathroom with over-bath shower

ADDITIONAL INFORMATION

- * Gas central heating (Newly installed boiler 2025 with 10 year warranty)
- * Double glazing
- * Fully enclosed garden to the rear
- * Brick-built external store

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Approximate Gross Internal Area = 96.8 sq m / 1042 sq ft

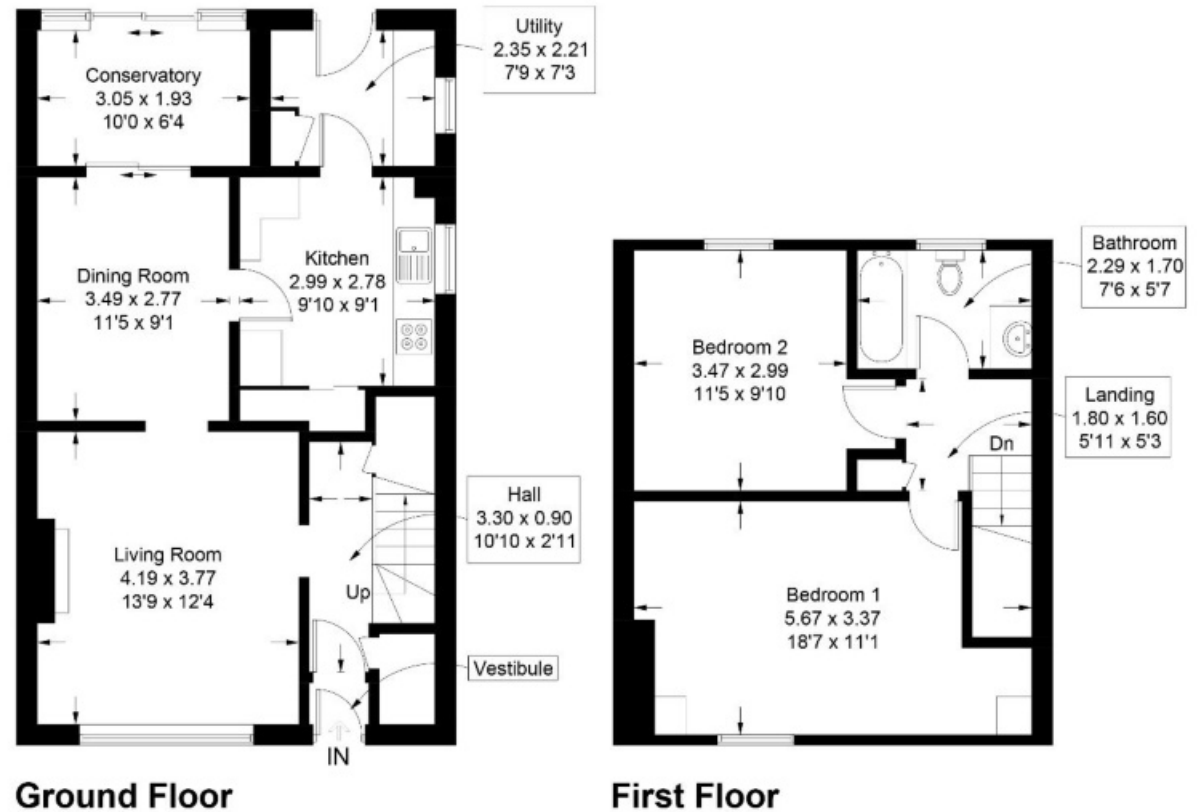


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1293867)

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 fixtures and fittings, curtains, free standing white goods, (where applicable), are included in the price, no warranty is given as to the condition of same.

Services

Mains electricity, gas, water and drainage

EPC

D

Council Tax

Scottish Borders Council. Council Tax Band: C

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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