

Peebles

Call 01721 723999

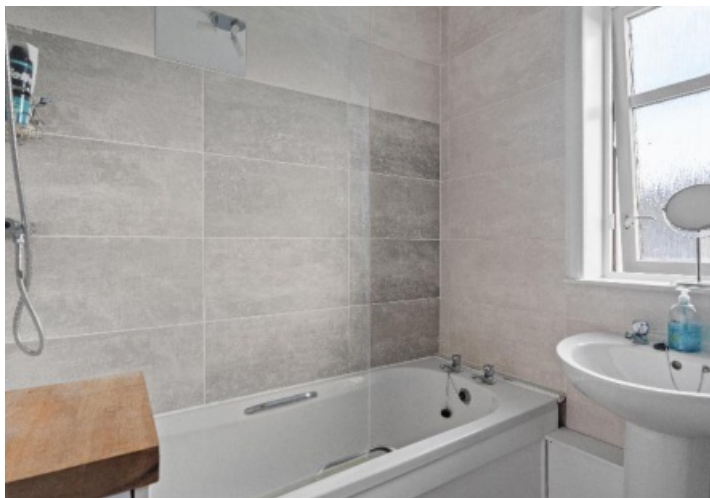
Offers Over £155,000

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15 Connor Street, Peebles, EH45 8HD



Set within a popular residential area of Peebles, this attractive two-bedroom first-floor flat combines a convenient location with well-presented, comfortable accommodation. Extending to approximately 61m², the property offers a well-proportioned layout with bright and practical living spaces and a contemporary kitchen.

The property also benefits from a useful timber studio to the rear, providing versatile additional accommodation. The studio is insulated and heated by a wood-burning stove and benefits from power and lighting, with photovoltaic (solar) panels helping to provide electricity. Secure bike storage is also available.

The property is conveniently located for access to Peebles town centre, local amenities and the nearby golf club, while the surrounding area provides a peaceful setting within easy reach of the town.

Accommodation

FIRST FLOOR

- * Accessed via a shared, secure entrance and stairwell
- * Main door
- * Bright and welcoming hallway with deep storage cupboard
- * Spacious living and dining room with dual-aspect windows providing lots of natural light
- * Recently installed kitchen featuring modern units, wood effect worktops, under-unit lighting, glazed splash back, integrated gas hob and electric oven, plus space for appliances
- * Spacious double bedroom with wall press
- * Further spacious double bedroom with fitted wardrobes

ADDITIONAL INFORMATION

- * Gas central heating - new boiler installed September 2025
- * Double glazing
- * Private garden ground
- * Ample on-street parking

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Approximate Gross Internal Area = 61.0 sq m / 657 sq ft
Storage Shed / Garden Room = 11.2 sq m / 120 sq ft
Total = 72.2 sq m / 777 sq ft

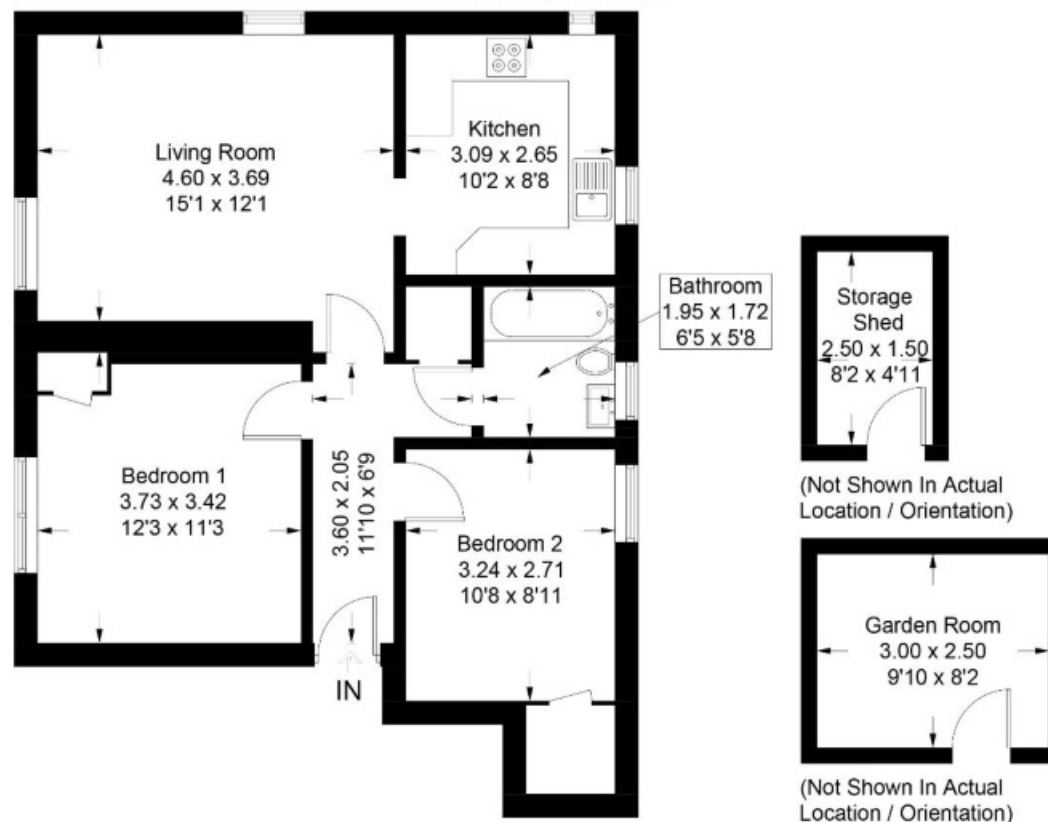


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1337915)

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 A

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

5 Northgate,
Peebles, EH45 8RX
Phone: 01721 723999
Fax: 01721 723888
Email: peebles@cullenkilshaw.com

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