

Peebles

Call 01721 723999

Offers over £175,000



CULLEN KILSHAW
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36C High Street, PEEBLES, EH45 8SF



This beautifully presented three-bedroom flat occupies a prominent position in the very heart of Peebles, combining the character and proportions of a traditional property with the comfort and style of modern living. The accommodation is awash with natural light, creating a bright and uplifting atmosphere throughout and offering exceptional views of the surrounding hills. From morning coffee watching the town come to life below to an evening stroll to one of the many excellent cafés, restaurants or independent shops nearby, this is a home that makes the very best of its central location and vibrant surroundings.

Accommodation

GROUND FLOOR

- * Communal entrance hallway and stairs, accessed from a vennel just off the High Street

SECOND FLOOR

- * Main door
- * Entrance hallway
- * Bright and spacious sitting room
- * Modern fitted dining kitchen
- * Three good-sized bedrooms
- * Contemporary bathroom with over-bath shower

ADDITIONAL INFORMATION

- * Fully modernised throughout
- * Abundance of natural light
- * Gas central heating

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Approximate Gross Internal Area = 71.62 sq m / 771 sq ft

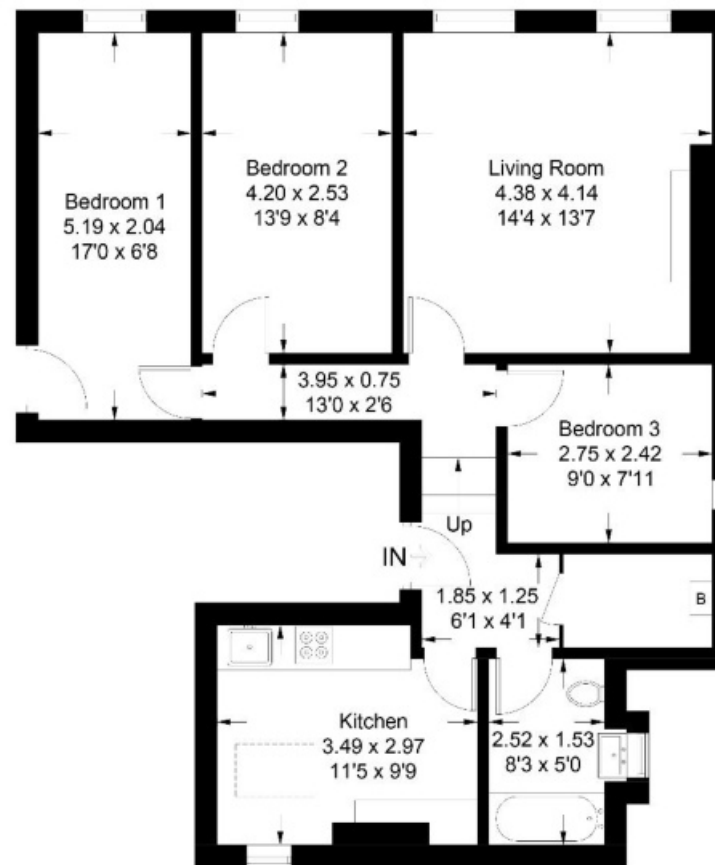


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co © (ID1335224)

Situation

The town of Innerleithen is located within the scenic Tweed Valley giving the town a country feel. It provides a wide range of amenities including independent shops, supermarket, bank and health centre. The local Primary School also provides nursery education and highly regarded secondary schooling is available in nearby Peebles. Pleasant river, woodland and hill walks are close at hand and there is a new cycle path linking Innerleithen with Peebles and Walkerburn. The town is also a renowned mountain biking centre with competitive downhill courses and forest trails, a nine hole golf course is located on the edge of the town with Cardrona championship golf course a mere 4 miles away.

Fixtures and Fittings

All fixtures and fittings, including the integrated appliances, blinds and light fittings are included

Services

Mains electricity, gas, 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.

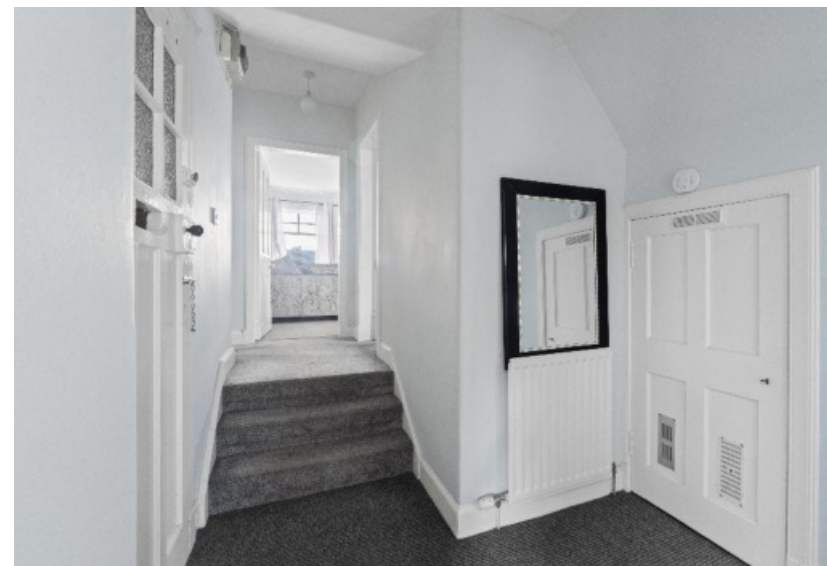
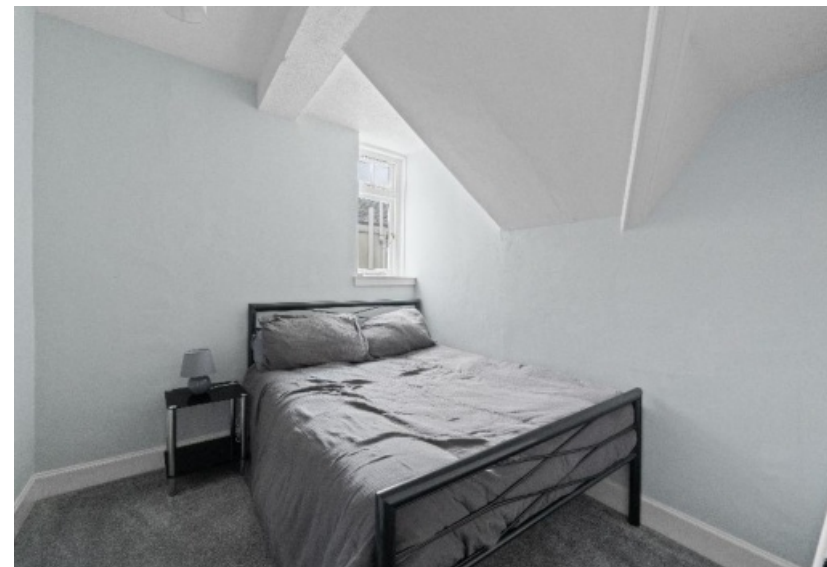
Interested in this property?
Peebles
Call 01721 723999

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Email: peebles@cullenkilshaw.com

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

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Full members of:



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