Peebles
Call 01721 723999

Offers Over £275,000

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4 Castlehill Courtyard, Kirkton Manor, Peebles, EH45 9JN

Attractive end-terraced house located within the sought-after Manor Valley, forming part of a small and well-maintained courtyard development in a peaceful rural setting approximately five miles from the town of Peebles, where a full range of town centre amenities are available. Constructed around 2006, the property provides well-proportioned accommodation extending to a gross internal floor area of approximately 107 sq m (or thereby). Externally, there is generous off-street parking to the rear for up to three vehicles, along with an area of private garden ground laid mainly to lawn, supplemented by excellent storage including a large timber garden shed and three additional smaller timber sheds, making this an appealing home for those seeking countryside living with convenient access to local facilities.

Accommodation

GROUND FLOOR
* Hallway
* Triple aspect living room with a wood burning stove and patio doors leading to the rear garden
* Dining kitchen
* Cloakroom

FIRST FLOOR
* Upper landing with study area
* Master bedroom with fitted wardrobes and an en-suite shower room
* Two further double bedrooms
* Family bathroom

ADDITIONAL INFORMATION
* Oil fired central heating
* Double glazing
* Private fully enclosed garden grounds to the rear
* Large timber garden shed with power and light along with three further sheds
* Three allocated parking spaces
* Fibre Broadband

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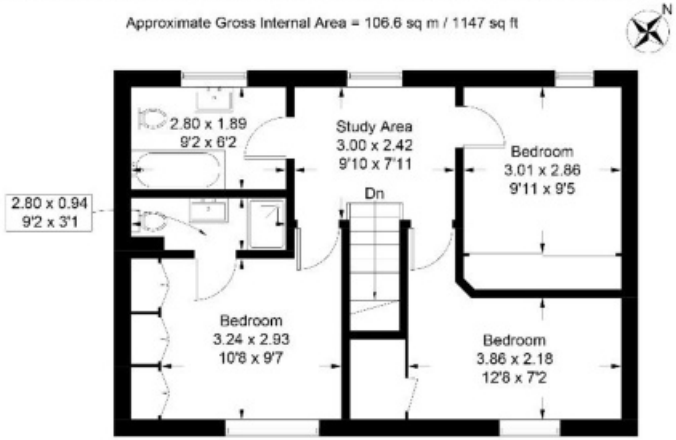
Approximate Gross Internal Area = 106.6 sq m / 1147 sq ft



First Floor

Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1264075)

Situation
4 Castlehill Courtyard is situated within the scenic Manor Valley, located approximately five miles south-west of the Royal Burgh of Peebles. Nearby Peebles is a thriving market town offering a wide range of amenities including shops, supermarkets, cafés and restaurants, banks, and leisure facilities, as well as highly regarded schooling from nursery through to secondary years. The town also benefits from a swimming pool, leisure centre, theatre and arts centre. The surrounding countryside provides excellent opportunities for outdoor pursuits, including walking, fishing, golf and renowned mountain biking, with an equestrian livery yard located nearby. Peebles hosts a variety of popular annual events and festivals. The A703 offers direct access to the Edinburgh City Bypass, with regular bus services to Edinburgh and neighbouring Borders towns.

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 electricity, private water and septic tank drainage

EPC
Band C

Council Tax
Band E

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.

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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
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.