

Peebles

Call 01721 723999

Offers Over £ 105,000

CULLEN KILSHAW
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**22 Whitestone Court,
Innerleithen Road, Peebles, EH45 8BN**



Situated within a well established and highly regarded McCarthy & Stone retirement development, this attractive one bedroom first floor apartment offers secure, comfortable living in a prime central location in Peebles. Built in 1988 and extending to approximately 44m², the apartment is ideally positioned within easy reach of local shops, amenities and transport links. Designed with convenience, peace of mind and a sense of community in mind, the development benefits from an excellent range of onsite facilities, including a welcoming communal lounge, fully equipped laundry room, guest suite for visitors, onsite management and a 24hour Careline alarm system. Residents can also enjoy beautifully maintained shared garden grounds.

Accommodation

GROUND FLOOR

* Secure main door entrance into the communal hallway providing access to the lift and stairs

FIRST FLOOR

- * Main door
- * Hallway with large storage cupboard
- * Living room
- * Kitchen
- * Bedroom with fitted wardrobes
- * Bathroom

ADDITIONAL INFORMATION

- * Electric heating
- * Double glazing
- * Large shared store room
- * A lift services all floors
- * Resident House Manager during Office Hours
- * 24 hour careline
- * Laundry
- * Residents lounge
- * Guest suite for visitors
- * Communal garden grounds and parking
- * Managed by James Gibb
- * Management Fee approx. £3,260 per annum, including buildings insurance

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Approximate Gross Internal Area = 44.0 sq m / 474 sq ft

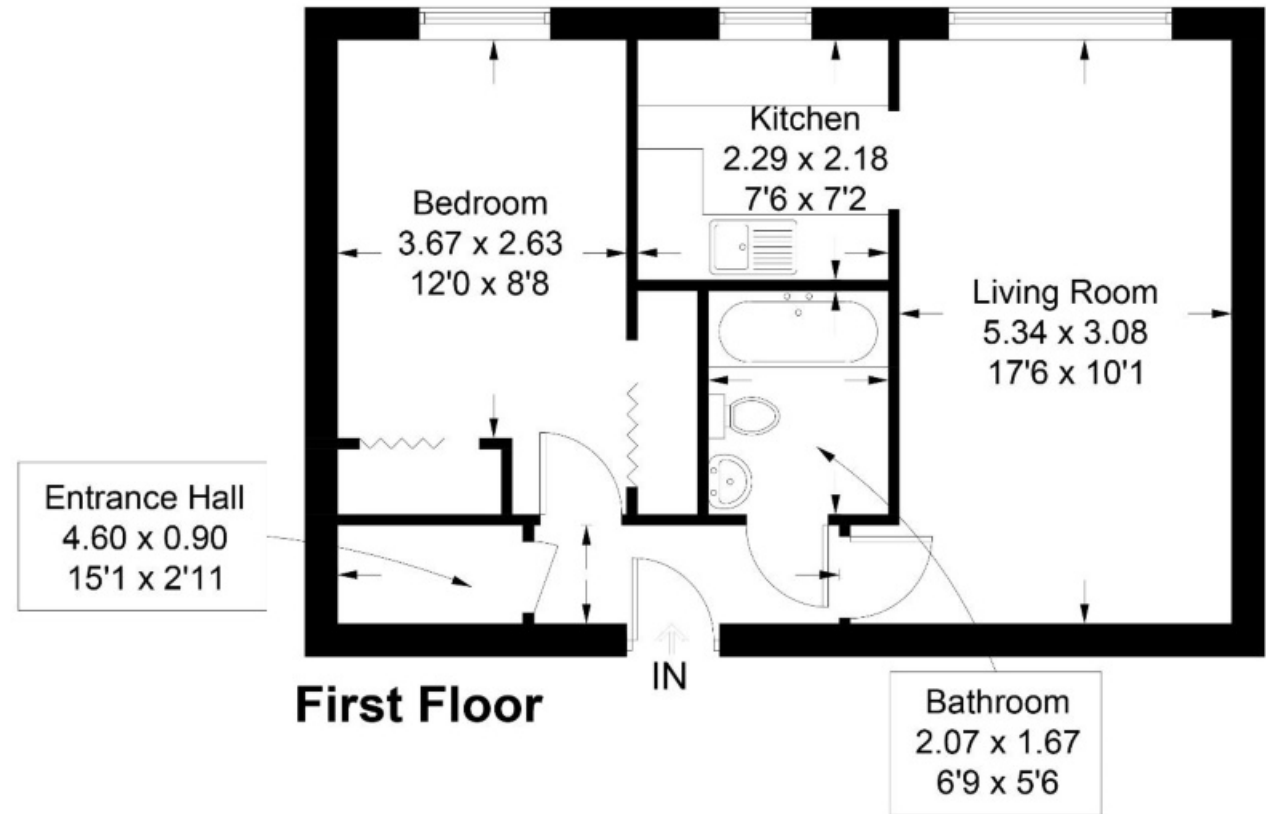


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1289974)

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, where applicable. No warranty will be provided in respect of the white goods.

Services

mains electricity, water and drainage

EPC

B

Council Tax

Scottish Borders Council Tax Band D.

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:
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