

**Peebles**  
Call 01721 723999

**Offers over £295,000**

**CULLEN KILSHAW**  
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**14 Glen Crescent, PEEBLES, EH45 9BS**



Immaculately presented and recently decorated throughout, this superb three-bedroom semi-detached home on sought-after Glen Crescent, Peebles, offers stylish, modern living with a truly homely feel. Thoughtfully designed around bright, open-plan living and dining space, the property blends contemporary finishes with warm, welcoming interiors, creating an ideal setting for both everyday family life and entertaining. With a private driveway and a beautifully maintained rear garden complete with a charming summer house, this is a turnkey home finished to an exceptional standard in a highly desirable location.

## Accommodation

### GROUND FLOOR

- \* Main door entrance
- \* Entrance vestibule
- \* Cloakroom/WC
- \* Open plan living / dining room with triple aspect and patio doors accessing the rear garden
- \* Kitchen with integrated fridge freezer, oven, hob and free standing washing machine

### FIRST FLOOR

- \* Upper landing
- \* Three bedrooms with fitted wardrobes
- \* Recently installed contemporary shower room

### ADDITIONAL INFORMATION

- \* Gas central heating
- \* Double glazing
- \* Driveway providing ample parking
- \* Fully enclosed landscaped rear garden with summerhouse and timber shed

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**TOTAL: 79 m2**  
 Ground floor: 43 m2, 1st floor: 36 m2  
 EXCLUDED AREAS: SHED: 4 m2, PATIO: 41 m2, WALLS: 11 m2

FLOOR PLAN CREATED BY OUR CASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

### 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

Integrated appliances, free standing washing machine, blinds, light fittings, and all other fixtures and fittings are included in the sale.

### Services

Mains electricity, gas, water and drainage

### EPC

C

### Council Tax

Scottish Borders Council. 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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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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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.