Peebles Call 01721 723999

Fixed Price £350,000



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1 St Andrews Road, Peebles, EH45 8JH













This detached Whinstone villa, dating back to 1878, is a fine example of Victorian architecture, showcasing the elegance and craftsmanship of the era and presented in immaculate decorative order throughout. Situated on the traditional and sought-after St Andrews Road in Peebles, this characterful home offers a wealth of period features, including high ceilings, intricate cornicing, and generously proportioned rooms flooded with natural light.

Accommodation

GROUND FLOOR

* Entrance vestibule

* Welcoming hallway with excellent storage / utility cupboard off

* Living room / bedroom 3 with bay window, ornate cornicing and feature fireplace

* Sitting / dining room

* Kitchen

* Staircase, with ample under stairs storage and beautifully crafted stained glass picture window, leading to:-

FIRST FLOOR

* Upper landing with two large storage cupboards off, one housing the boiler. Access to the partially floored attic * Two bright and spacious double bedrooms, front bedroom with bay window

* Contemporary shower room

ADDITIONAL INFORMATION

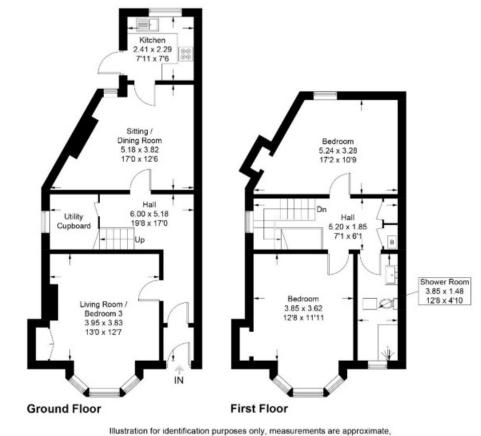
* Gas central heating

* Double alazina

* Courtyard style garden, fully enclosed and designed for ease of maintenance

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Approximate Gross Internal Area = 104.8 sg m / 1128 sg ft



not to scale. Fourlabs.co @ (ID1177224)

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, EPC 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

F

Council Tax

Scottish Borders 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.cd

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

Galashiels. Tel 01896 758 311 Jedburgh, Tel 01835 863 202 Hawick. Tel 01450 3723 36 Tel 01573 400 399 Melrose. Tel 01896 822 796 Peebles, Tel 01721 723 999 Tel 01750 723 868 Selkirk, Tel 013873 80482 Langholm, Tel 01461 202 866/867 Annan,

Also At:



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.