

Peebles

Call 01721 723999

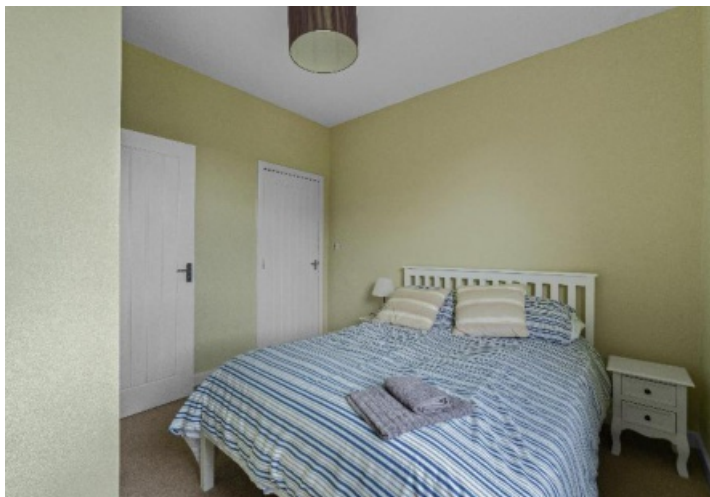
Offers Over £200,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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3 Clark Place, Peebles, EH45 8LB



3 Clark Place is a generously proportioned three-bedroom first-floor flat in an established residential area of Peebles, extending to approximately 94m² or thereby. The property offers spacious and versatile accommodation, well suited to a range of buyers, including families, couples and those looking for a home with good levels of internal space. A notable benefit is the private garden grounds to the front and side, providing useful private outdoor space. Conveniently positioned within the town, the property is well placed for access to Peebles' range of local amenities and provides an appealing combination of generous accommodation, three-bedroom living and private gardens.

Accommodation

GROUND FLOOR

- * Own main door opening into entrance vestibule and stairs

FIRST FLOOR

- * Upper landing
- * Living room
- * Dining kitchen
- * Master bedroom with en-suite shower room
- * Two further spacious double bedrooms
- * Bathroom with over-bath shower

ADDITIONAL INFORMATION

- * Double glazing
- * Gas central heating
- * Private garden grounds

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Approximate Gross Internal Area = 94.17 sq m / 1014 sq ft

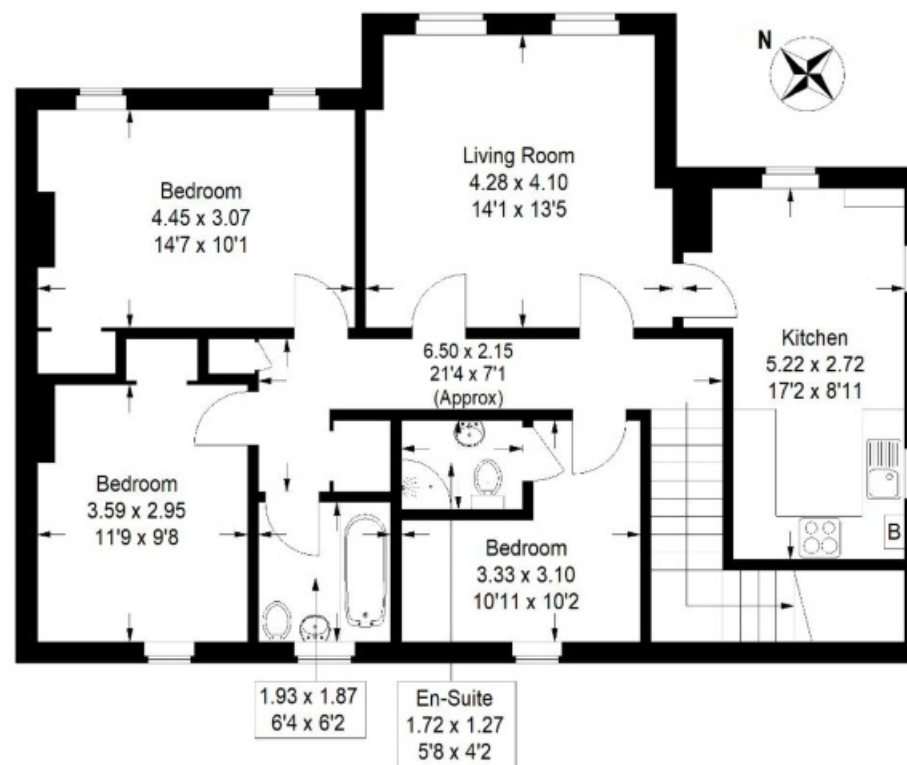


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1335965)

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

Services

Mains gas, electricity, water and drainage.

EPC

Band C

Council Tax

Band C

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

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

Also At:

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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.