

Peebles

Call 01721 723999

Offers Over £230,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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26C High Street, Peebles, EH45 8SF



Beautifully positioned in the centre of Peebles, this spacious splitlevel topfloor home combines period character with modern openplan living. Elevated above the bustle yet quietly set back, it offers a bright, airy feel and glimpses toward the surrounding hills and river. With cafés, shops and scenic walks just moments away, it's an ideal choice for anyone seeking a distinctive home that captures the charm and convenience of town life.

Accommodation

GROUND FLOOR

- * Shared stairwell accessed from the pend off the High Street, leading to the private entrance of the flat

FIRST FLOOR

- * Upper landing
- * Openplan living/dining/kitchen
- * Master bedroom with fitted wardrobes and en-suite shower room
- * Guest bedroom with en-suite shower room
- * Further spacious double bedroom with feature fire place
- * Shower room

ADDITIONAL INFORMATION

- * Gas central heating
- * On-street parking

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Approximate Gross Internal Area = 139.95 sq m / 1506 sq ft

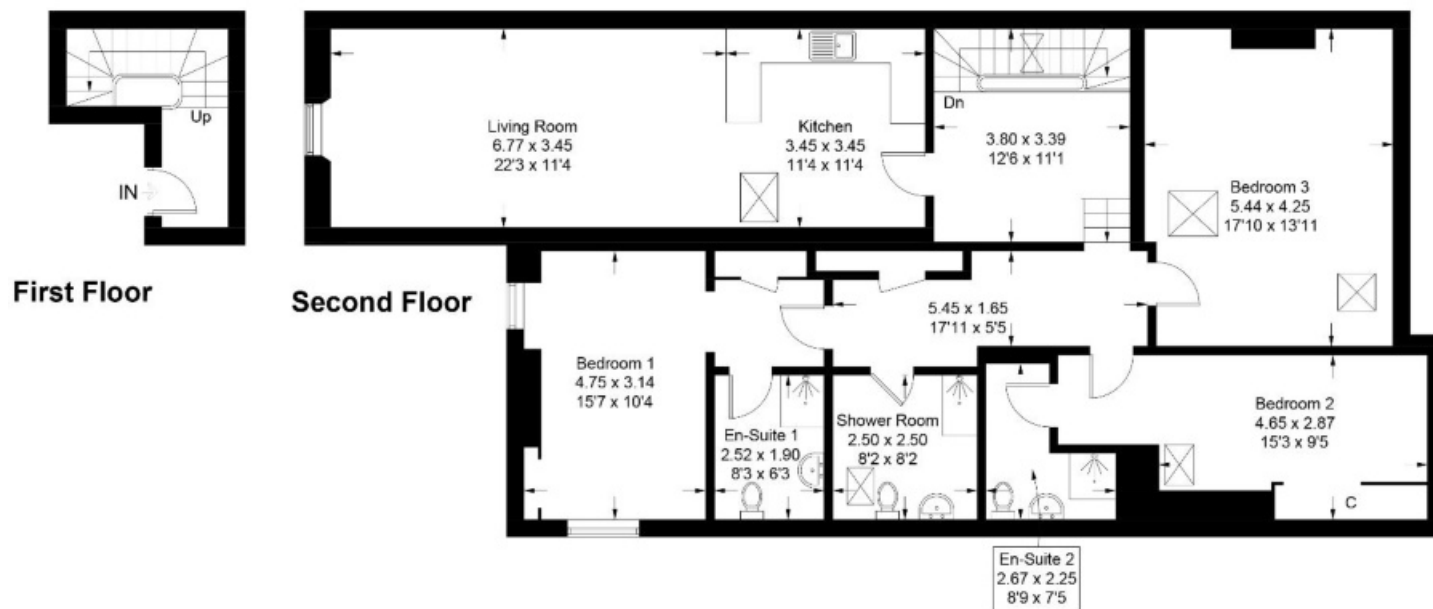


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1335819)

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 D

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
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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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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.