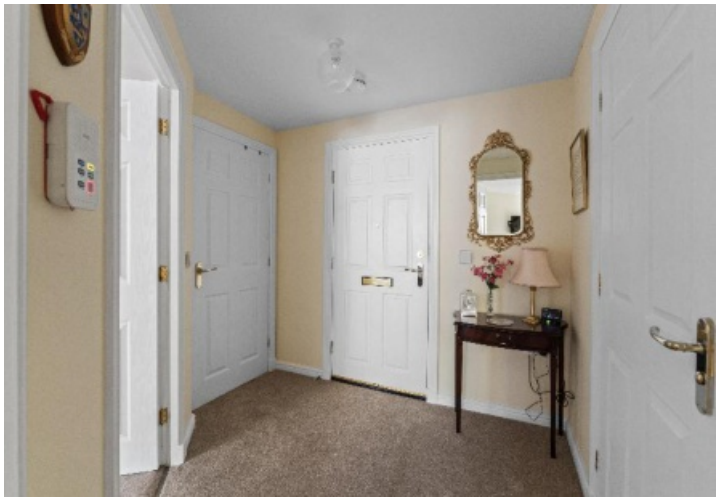
Peebles
Call 01721 723999

Offers Over £180,000

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19 Venlaw View, Innerleithen Road, Peebles, EH45 8FB











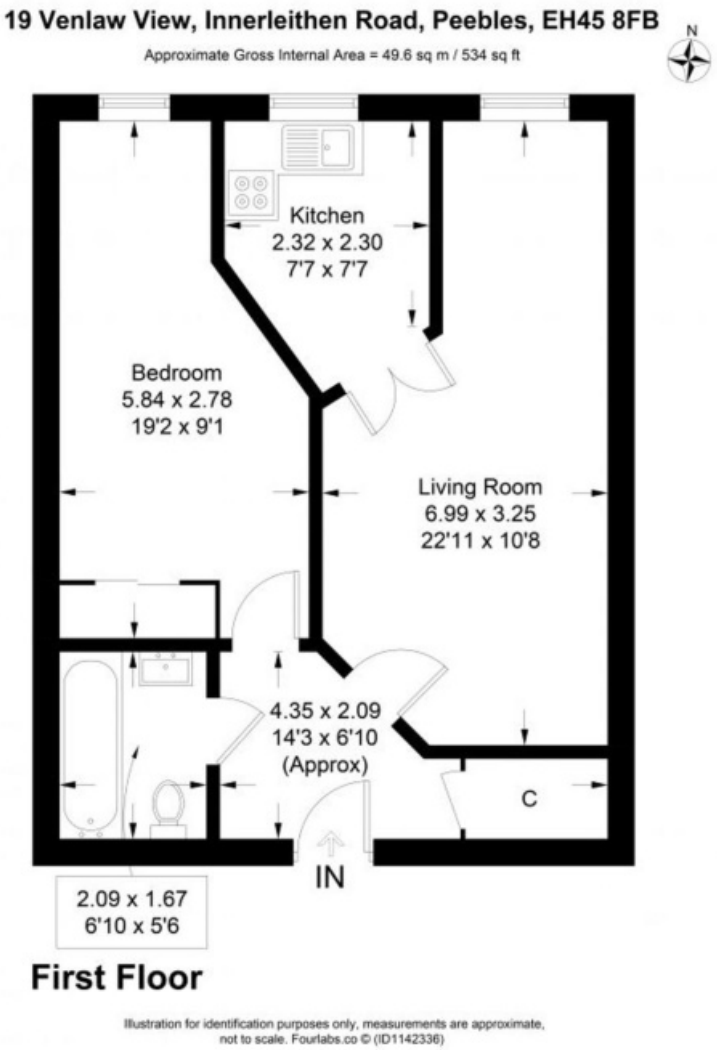


Forming part of a highly desirable modern development constructed in 2008 by McCarthy Stone. Located on the first floor, this well presented one bedroom retirement flat benefits from good natural light and accommodation extending to 49m2 or thereby. Conveniently situated within a central location close to an excellent range of independent shops, cafés, theatre and all other local amenities

Accommodation

FIRST FLOOR
* Hallway
* Living / dining room enjoying excellent views towards the hills
* Kitchen with integrated oven, hob and extractor hood
* Double bedroom with fitted wardrobes
* Newly installed shower room

ADDITIONAL INFORMATION
* Secure entry
* 24 hour emergency call system
* House manager
* Landscaped gardens
* Residents car park
* Guest suite for visitors
* Lift to all floors
* Residents lounge
* Full laundry facilities
* Factored by First Port Property Services Scotland.
* Minimum age 60 years old
* Freshly decorated with new carpets and painted throughout



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 electricity, water and drainage.

EPC
Band 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.

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Interested in this property?

Peebles
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5 Northgate,
Peebles, EH45 8RX
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Fax: 01721 723888
Email: peebles@cullenkilshaw.com

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Saturday: 9.00am to 12.00 noon

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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.