

Interested in this property?
Peebles
Call 01721 723999

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm

Also At:
Galashiels, Tel 01896 758 311
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Birchwood, Peebles

Approximate Gross Internal Area = 152.3 sq m / 1639 sq ft

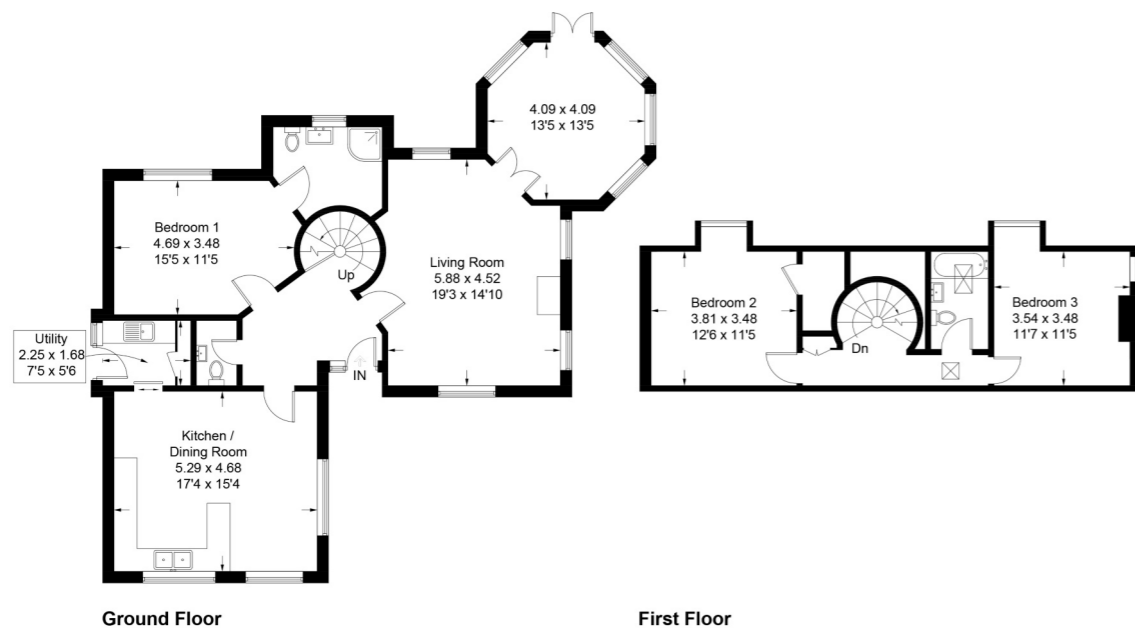


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUKsketch.com © (ID438489)

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**Birchwood,
Frankscroft, Peebles**
EH45 9DX

Offers Over £420,000



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.

Birchwood is a superb detached family home enjoying a quiet residential location within a small exclusive development in a sought after area on the south side of town. The property is set within large, well established garden grounds and enjoys a good degree of privacy. Well proportioned accommodation in good order throughout.



Birchwood, Frankscroft, Peebles

EH45 9DX

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Ground Floor

Accommodation and approx. room sizes:

- Entrance Hall
- Livingroom 5.9m x 4.73m
- Sun Room 4.30m x 4.27m
- Kitchen/ Diningroom 5.32m x 4.71m
- Utility Room 2.39m x 1.43m
- Master Bedroom 4.72m x 3.50m
- En-suite Shower Room 2.86m x 2.26m

First Floor

- Landing
- 2 Further Bedrooms
- Bathroom

Outside

Large gardens and drive



Location:

The historic Border Town of Peebles nestles in the beautiful Tweed Valley surrounded by stunning countryside and woodlands. The busy town centre has an excellent variety of individual shops, supermarkets, banks and post office together with a wide choice of coffee shops, bistros, restaurants and bars. First class leisure and recreational facilities are on offer within the town and include a modern leisure centre, swimming pool, tennis courts, 18 hole golf course, several parks together with mountain biking at nearby Glentress forest. Highly regarded schooling ranging from nursery through to secondary can be found within the town.

Description:

Birchwood is an impressive detached property set within extensive private garden grounds. The well designed property has many fine features, benefits from lots of natural light, has oil fired central heating and double glazed windows. The accommodation which is arranged over two floors is in good decorative order and comprises: Entrance Hall, bright Livingroom with windows on three sides, feature fireplace with open fire, fitted Kitchen with good range of units, integrated appliances, Dining area, separate Utility room. Also on the ground floor is the Master Bedroom with En-suite Shower room. A spiral staircase leads to the upper floor where there are two further Bedrooms and Bathroom. The delightful, well established gardens wrap around the property and incorporate sweeping lawns together with a variety of trees, shrubs and plants. Two timber garden sheds.

A large driveway provides ample private parking.

Fixtures and Fittings:

The sale shall include all fitted carpets together with the integrated appliances.

Services:

Mains drainage, water and electricity. Oil fired central heating.

EPC:

D

Viewing:

Early viewing is highly recommended. For appointment please contact the Selling Agents

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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