

Peebles
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 **CULLEN KILSHAW**
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Ravensmeade, Innerleithen Road, Peebles

EH45 8BE

Fixed Price £435,000



Ravensmeade is a beautiful, semi-detached Victorian villa, providing substantial family sized accommodation and situated in a rarely available sought after area of town. The villa boasts many traditional period features such as original wood panelling and doors, Adams style fireplace and ornate cornice work, all of which sit well with the more modern elements of the house.



Ravensmeade, Innerleithen Road, Peebles

EH45 8BE

Fixed Price £435,000

Ground Floor
Vestibule
Hall
Livingroom
Dining room
Family room
Kitchen
Shower room

First floor
4 Bedrooms
Bathroom
Study/ office

Gardens front and rear
Garage



Approximate room sizes as follows:

Vestibule

Hall 6.11m x 2.42m

Living room 6.22m x 4.48m

Dining room 4.65m x 3.28m

Family room 4.70m x 3.19m

Kitchen 8.57m x 1.89m

Shower room 2.55m x 1.57m

Study 4.18m x 2.70m

Bedroom (1) 6.25m x 4.47m

Bedroom (2) 4.66m x 3.41m

Bedroom (3) 4.69m x 3.30m

Bedroom (4) 3.25m x 2.41m

Bathroom 2.54m x 1.56

Description:

Ravensmeade is a charming, stone built, semi-detached villa having a lovely open outlook over Whitestone Park towards the hills beyond. The property is in excellent decorative order throughout and comprises; Vestibule, Hall, Lounge with large bay window and Adams style fireplace with fitted gas fire, formal Diningroom, Family room, Kitchen with excellent range of base and wall mounted units and Rangemaster cooker. Above the Kitchen is a Study/Maid's room. Shower room. Upstairs, the upper landing is bathed in natural light from the overhead cupola. Off the landing are 4 Bedrooms and a family

Bathroom. The villa has many fine period features including natural wood doors throughout. Full gas central heating. The front garden lies behind a stone wall with wrought iron gate and is laid to lawn. To the rear a superb enclosed garden with lawn, shrub borders and patio area. Lying off the Hydro Drive is a private road which gives access to a Garage located within the rear garden.

Fixtures and Fittings:

The sale shall include all fitted carpets together with the Rangemaster cooker and double integrated freezers.

Services:

Mains drainage, water, electricity and gas. Gas central heating.

EPC:

E

Viewing:

Early viewing comes highly recommended. Contact the Selling Agents to arrange an appointment.

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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Ravensmeade, Innerleithen Road, Peebles

Approximate Gross Internal Area = 209.6 sq m / 2256 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4usketech.com © (ID 459042)

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Peebles, EH45 8RX
Phone: 01721 723999
Fax: 01721 723888
Email: peebles@cullenkilshaw.com

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

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