

Peebles
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Offers Over £350,000

 **CULLEN KILSHAW**
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The Fairway
Neidpath Road, Peebles, EH45 8NN



The Fairway is a substantial, 3 bedroom, detached bungalow enjoying an excellent location, lying towards the outskirts of town yet close to Kingsland Primary School and Hay Lodge Park. The bungalow offers generous sized family accommodation and sits in approximately one acre of garden ground. There is an extensive, partially floored attic offering the potential for conversion if desired, subject to the usual consents.

Accommodation Details:

Accommodation and approximate room sizes are as follows:-

Entrance Vestibule

Hall

Livingroom 5.40m x 4.50m

Diningroom 3.60m x 3.00m

Kitchen 5.00m x 3.80m

Rear Porch

Bedroom (1) 4.30m x 3.10m

Bedroom (2) 5.1m x 3.6m

Bedroom (3) 3.10m x 3.00m

Bathroom 2.40m x 2.22m

Gas central heating

Mix of single and double glazing

Outside

Garage 4.80m x 2.80m

Gardens

The Fairway, Neidpath Road, Peebles

Approximate Gross Internal Area = 125.2 sq m / 1348 sq ft

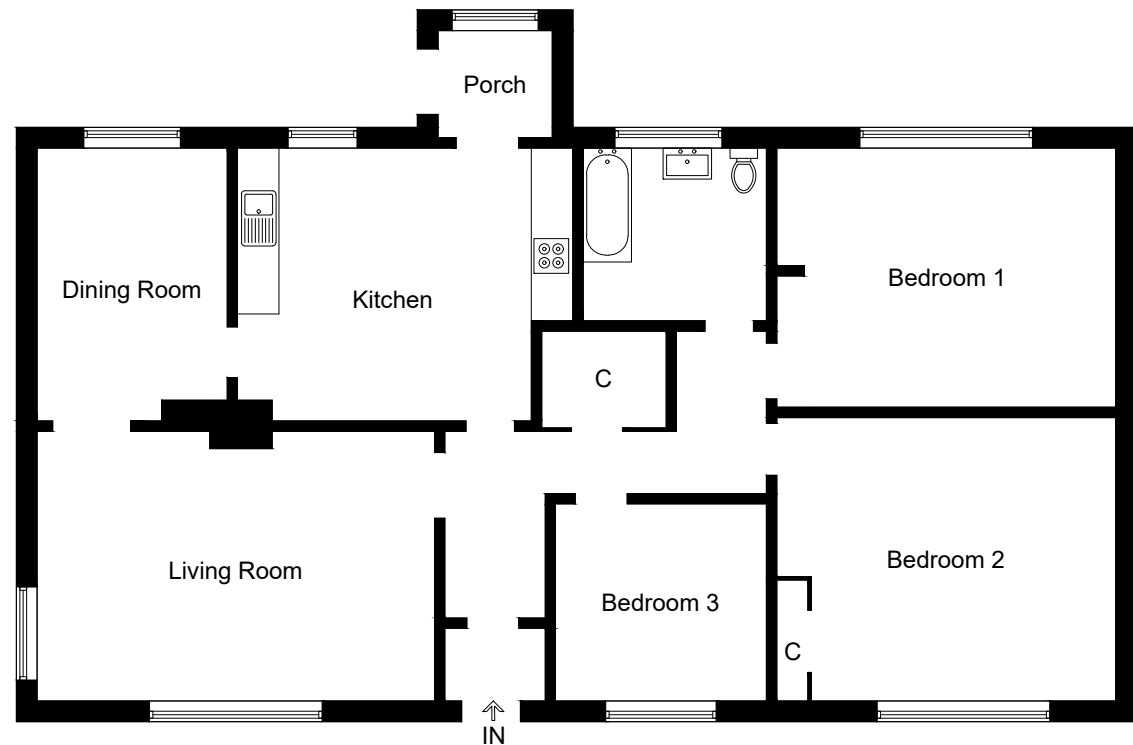


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID469436)

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. There are an excellent range of shops, supermarkets, restaurants and bars. Highly regarded schooling is available from nursery through to secondary years. There are a wide range of recreational facilities including the Gytes Leisure Centre, public swimming pool and the Eastgate Theatre. Outdoor pursuits are on offer in abundance such as hill walking, fishing in the River Tweed, which ranks amongst the very top salmon fishing rivers in the world, golf and mountain biking at the world renowned Glentress Forest to name but a few.

Fixtures and Fittings:

The sale shall include the blinds and light fittings together with the kitchen appliances.

Services:

Mains drainage, water, electricity and gas.

EPC:

E

Viewings:

Please contact the Selling Agents to make an appointment.

Council Tax:

Band F

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

23 Northgate,
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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