

Peebles
Call 01721 723999

Offers Over £299,995

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



3 Connor Street, Peebles, EH45 8HD



A most attractive stone-built, semi-detached dwelling located within a sought after residential area. Deceptively spacious accommodation is arranged over three levels having been extended over time to create a well-appointed, comfortable family home. Presented in excellent decorative order throughout and boasting a mix of many attractive original features and high specification contemporary design.

Accommodation Details:

LOWER GROUND FLOOR
 ENTRANCE HALL
 HALLWAY
 KITCHEN/DINING/FAMILY ROOM
 BEDROOM

GROUND FLOOR
 ENTRANCE VESTIBULE
 HALLWAY
 SITTING ROOM
 TWO BEDROOMS
 BATHROOM

ATTIC FLOOR
 LANDING
 MASTER BEDROOM
 SHOWER ROOM

DOUBLE GLAZING
 GAS CENTRAL HEATING

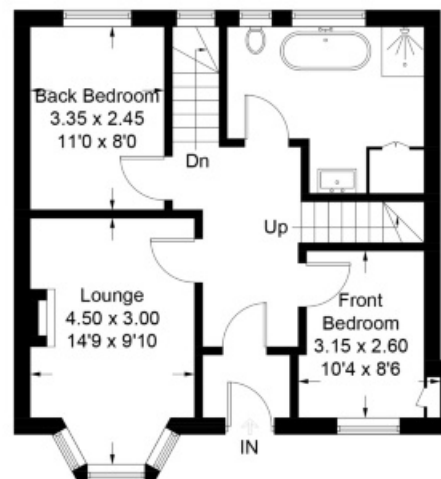
PRIVATE GARDENS TO FRONT, SIDE AND REAR

3 Connor Street, Peebles, EH45 8HD

Approximate Gross Internal Area = 105.3 sq m / 1133 sq ft
 Attic Floor = 37.8 sq m / 407 sq ft
 Total = 143.1 sq m / 1540 sq ft



Lower Ground Floor



Ground Floor



Attic Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID475907)

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. The surrounding area is particularly notable for a wide array of recreational activities including: mountain biking in Innerleithen and Glentress Forest, excellent hill walking, horse riding and fishing on the River Tweed. The Macdonald Hotel and Country Club at Cardrona offers a spa/health club and 18 hole championship golf course.

Fixtures and Fittings:

The sale shall include all carpets and floor coverings, light fittings, free standing unit (shown holding the kindling) in the Kitchen. The two PVC sheds in the garden are not included in the sale. The gas fire in the Livingroom is ornamental, and not in a working condition and no warranty will be provided in respect of the same.

Services:

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

EPC:

D

Viewings:

Please contact the Selling Agents to make an appointment.

Council Tax Band

E

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
Fax: 01721 723888
Email: peebles@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon



Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868

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.