

**Peebles**  
Call 01721 723999

**Offers over £280,000**

 **CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**4 South Parks, Peebles, EH45 9DS**



Rare to the market, a detached bungalow constructed in 2001 and situated within an extremely desirable residential location close to the town centre and all local amenities. Presented in immaculate decorative order having been recently extensively upgraded and modernised by the current owners. Early viewing of this highly desirable property is recommended.

#### Accommodation Details:

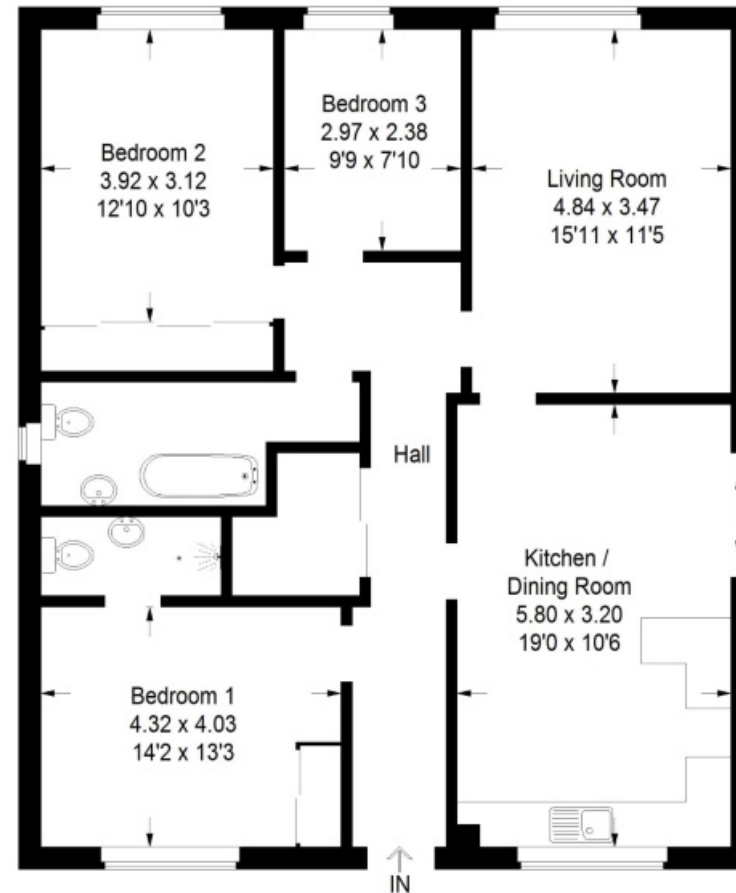
##### GROUND FLOOR

Hallway  
Livingroom  
Open plan Dining Kitchen  
Master Bedroom with en-suite Shower room  
2 further Bedrooms  
Bathroom

##### ADDITIONAL INFORMATION

Gas central heating  
Double glazing  
Fully enclosed Garden  
Garage  
Driveway

Approximate Gross Internal Area  
100.6 sq m / 1083 sq ft



#### 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 individual shops, supermarkets, restaurants, bars and coffee shops. Highly regarded schooling is available from nursery through to secondary years and there are a wide range of recreational facilities including the Gytes Leisure Centre, swimming pool and Eastgate Theatre. Outdoor pursuits are on offer in abundance with hill walking, salmon fishing in the river Tweed, which ranks amongst the very top Salmon fishing rivers in the world, mountain biking at the world renowned Glentress Forest and golfing to name but a few.

#### Fixtures and Fittings:

All fitted carpets and all other fitted floor coverings are included.

#### EPC:

C

#### Viewings:

By appointment with the Selling Agents.

#### 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



Also At:  
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Melrose, Tel 01896 822 796  
Peebles, Tel 01721 723 999  
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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.