

Peebles
Call 01721 723999

Offers over £400,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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REIVERS LODGE
16 Drovers Way, Peebles, EH45 9BN



A highly desirable, detached bungalow occupying a generous corner plot in a prime location on the south side of the town. The well maintained property offers versatile living with beautifully landscaped gardens, conveniently placed just a short walk from Peebles High School and within easy reach of all other local amenities.

EARLY VIEWING IS RECOMMENDED.

Accommodation Details:

- Entrance Hallway / ample storage cupboards
- Livingroom
- Diningroom
- Dining Kitchen
- Master Bedroom with en-suite Shower Room
- 3 further Bedrooms
- Family Shower Room
- Utility Room
- Rear Porch
- Cloakroom

ADDITIONAL INFORMATION

- Gas central heating
- Double glazing
- Floored Attic
- Photovoltaic panels
- Integral Garage
- Single Detached Garage
- Car Port
- Driveway
- Landscaped Gardens

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Approximate Gross Internal Area = 150.5 sq m / 1620 sq ft

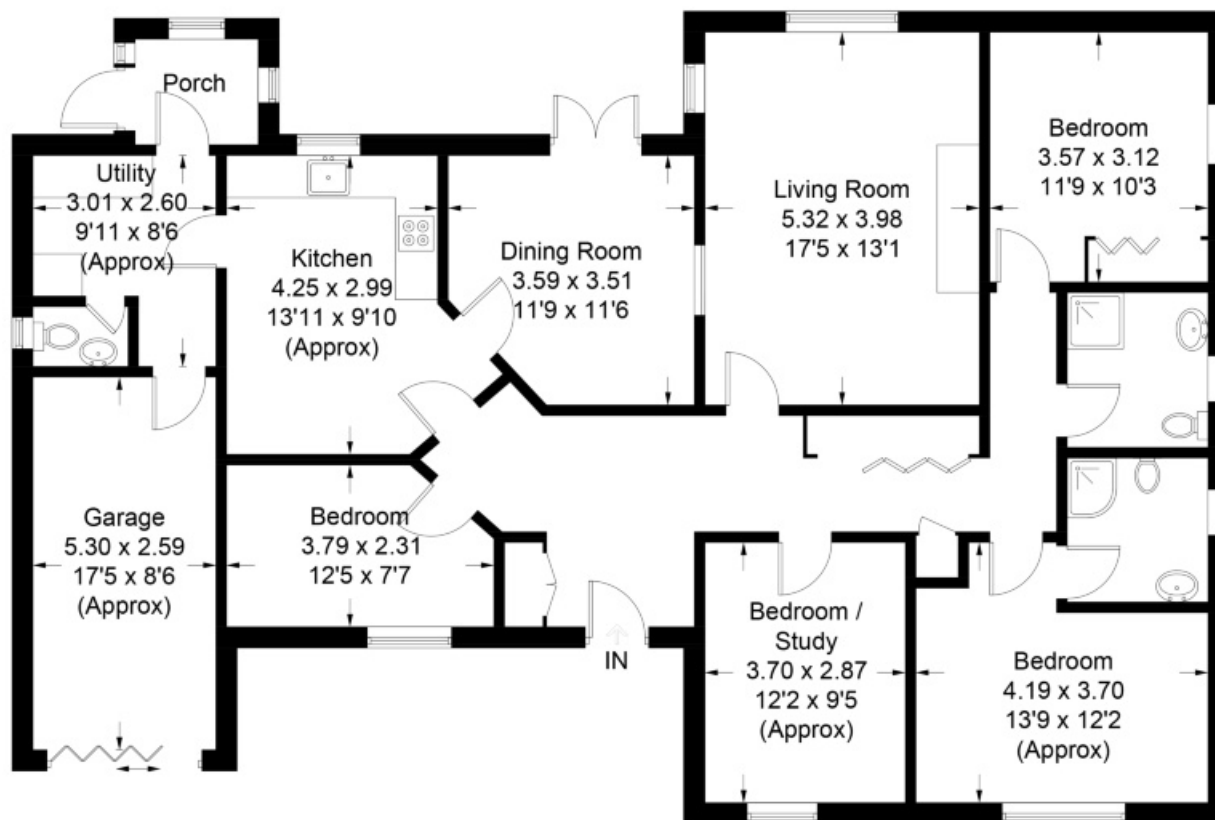


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID 497536)

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

Fixtures and Fittings:

All fitted carpets and all other fitted floor coverings are included. Not included in the sale are: Old Style Peebles Outdoor Lamp.

Included in the sale are: Beko fridge, Miele washing machine.

The condition of any white goods remaining will not be guaranteed.

Services:

Mains electricity, water, gas and drainage. Photovoltaic panels.

EPC:

A

Viewings:

Strictly by appointment with the Selling Agents.

Council Tax:

G

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

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Peebles, EH45 8RX
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm



Also At:
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Melrose, Tel 01896 822 796
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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.