

Peebles
Call 01721 723999

Offers Over £320,000

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Glencree, The Mount, Peebles, EH45 9EX



A beautiful, link-detached villa situated on a generous plot with stunning views overlooking the River Tweed and beyond. Located in a highly desirable residential area on the south side of town, this rarely available bright and spacious family home is a stone's throw away from the local high school and yet within easy walking distance of the town centre. This superb property offers scope to extend (subject to planning) perfect for a growing family.

Accommodation Details:

GROUND FLOOR:

Entrance Porch
Hallway
Living Room
Dining Room
Conservatory
Kitchen / Dining / Utility
Fourth Bedroom
En-Suite Shower Room

FIRST FLOOR:

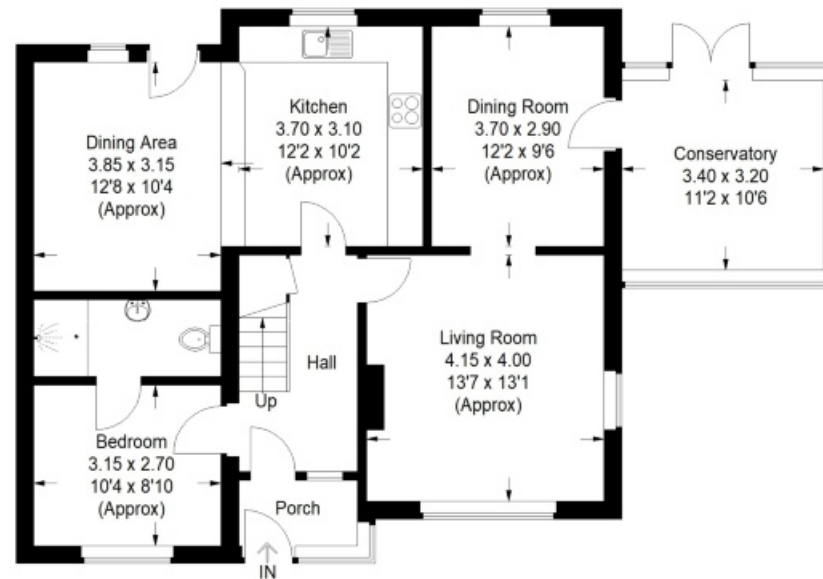
Landing
Three Bedrooms
Family Bathroom

ADDITIONAL INFORMATION:

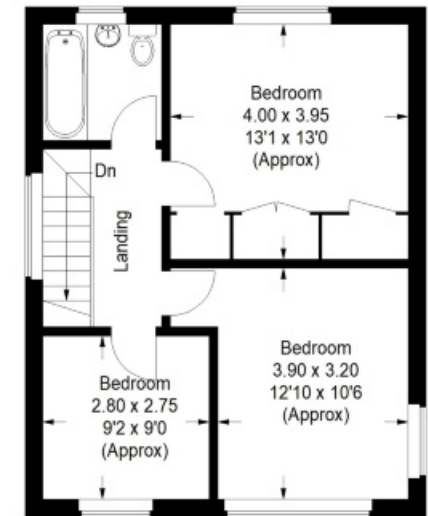
Fully enclosed private gardens
Driveway
Double Garage
Double Glazing
Gas Central Heating

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Approximate Gross Internal Area
140.5 sq m / 1512 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2019 (ID 521290)

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. There are a wide range of recreational facilities and outdoor pursuits are on offer in abundance such as hill walking, fishing in the River Tweed, golf and mountain biking at the renowned Glentress Forest.

Fixtures and Fittings:

All fitted carpets and floor coverings are included. The condition of any remaining white good will not be guaranteed.

Services:

Mains electricity, gas, water and drainage.

EPC:

D

Viewings:

By appointment with the selling agents.

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

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:
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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.