

Peebles
Call 01721 723999

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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24 Rose Park, Peebles

EH45 8HP

Offers Over £88,000



Ground floor flat situated in a desirable residential area of Peebles. Recently refurbished, the accommodation is bright and spacious, presented in excellent condition within a popular retirement complex factored by Hanover (Scotland) Housing Association. Centrally located, on a bus route and within easy walking distance of all local amenities. Early viewings are recommended.

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Ground Floor
Entrance Hallway with Two large storage cupboards
Livingroom
Bedroom
Kitchen
Shower room

Outside
Storage Cupboard
Landscaped communal Gardens
Drying Green
Resident's Parking

Additional Information
Own main Door
Electric heating
Double Glazing
Factors:
Hanover (Scotland) Housing Association
Factoring fee of £98.00 pcm (approx.) including buildings insurance



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:

All fitted carpets and floor coverings, curtains, blinds are included together with the fridge and washing machine. The condition of any white goods remaining will not be guaranteed.

Services:

Mains electricity, water and drainage

EPC:

D

Viewings:

By appointment through the selling agent

Council Tax:

C

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Illustration for identification purposes only, measurements are approximate, not to scale.
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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.

Full members of:

