

Peebles

Call 01721 723999

Offers Over £190,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



8 Kingsmuir Crescent, Peebles EH45 9AB



A superb end-terraced villa located within a popular residential area close to local schools and within walking distance to the town centre. This bright and spacious property has been modernised throughout and includes a fully-fitted kitchen with integrated appliances and the addition of an En-suite Shower room in the master Bedroom. Early viewing of this family home is recommended.

Accommodation Details:

GROUND FLOOR

- Entrance Porch
- Hallway
- Livingroom
- Kitchen
- Family Bathroom
- Sun room

FIRST FLOOR

- Landing
- Master Bedroom with En-suite Shower room
- Two further double Bedrooms

OUTSIDE

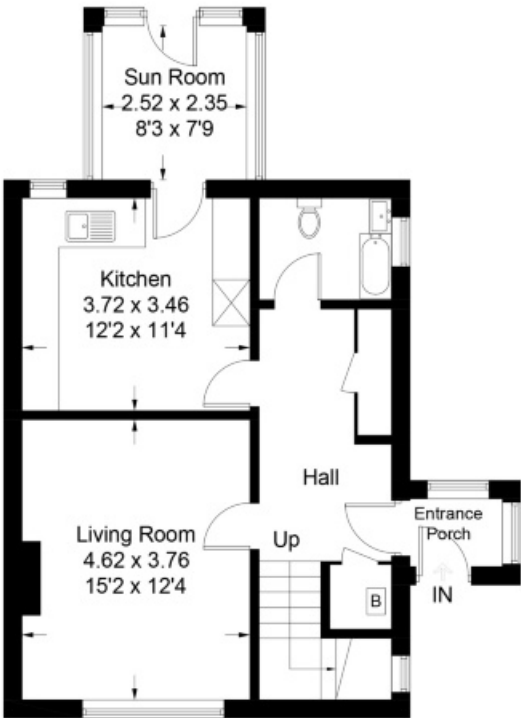
- Private gardens to the front, side and rear
- Garage
- Driveway

ADDITIONAL INFORMATION

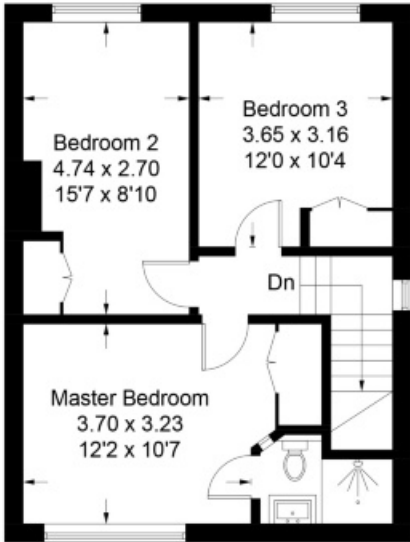
- Floored Attic
- Double Glazing
- Gas Central Heating

8 Kingsmuir Crescent, Peebles, EH45 9AB

Approximate Gross Internal Area = 106.6 sq m / 1147 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID583668)

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

Services:

Mains gas, electricity, water and drainage.

EPC:

D.

Viewings:

By appointment through the selling agents.

Council Tax:

B.

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.