

Peebles
Call 01721 723999

Offers over £165,000

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

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36 Venlaw View, Peebles, EH45 8FB



A modern second floor retirement flat centrally located and within easy reach of all local amenities. The property is presented in excellent decorative order throughout and offers comfortable well proportioned accommodation, benefiting from lots of natural light and views of the surrounding hills.

Constructed by McCarthy Stone in 2007.

Accommodation Details:

SECOND FLOOR

Hallway
Livingroom with Juliette balcony
Fully fitted modern kitchen
Bedroom with fitted wardrobe
Shower room

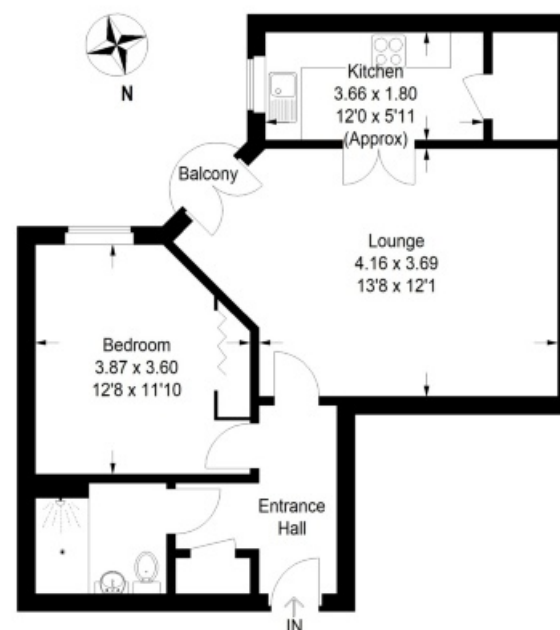
ADDITIONAL INFORMATION

Secure Entry
24 hour emergency call system
House manager
Landscaped gardens
Car parking
Guest suite for visitors
Lift to all floors
Residents lounge
Full laundry facilities
Annual service charge £2,000
Minimum age 60 years old
There are regular bus services to Edinburgh and Melrose.

Early viewing is highly recommended.

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Approximate Gross Internal Area = 56.62 sq m / 609 sq ft



Second Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
FloorplansUsketch.com © 2019 (ID591719)

Situation:

The historic Border Town of Peebles nestles in the beautiful valley of the River Tweed surrounded by stunning countryside and woodlands. The busy town centre has an array of individual shops, supermarkets, banks and post office together with a wide choice of coffee shops, bistros, restaurants and bars. First class leisure and recreational facilities are on offer within the town and include a modern leisure centre, swimming pool, bowling green, 18 hole golf course, the Eastgate Theatre, several parks, hill and riverside walks.

Fixtures and Fittings:

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

Services:

Mains electricity, water and drainage.

EPC:

B.

Viewings:

By appointment with the selling agents.

Council Tax:

Band D

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
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.