

**Peebles**

Call 01721 723999

**Fixed price £320,000**

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

[WWW.CULLENKILSHAW.COM](http://WWW.CULLENKILSHAW.COM)



**Kershope, Kerfield Farm, Innerleithen Road, Peebles, EH45 8LY**





Kershope, a detached bungalow within walking distance of the town centre. Enjoying a peaceful, idyllic location with superb uninterrupted views. Occupying a generous fully enclosed plot with easily maintained wraparound garden, an integral garage and gravel driveway providing ample parking for multiple cars. The property benefits from bright, well-proportioned accommodation and offers excellent potential for extension, (stp).

#### Accommodation Details:

#### GROUND FLOOR:

Entrance hallway  
Livingroom  
Open plan kitchen / diningroom  
Two double bedrooms with fitted wardrobes  
Bathroom  
Utility room  
Cloakroom

#### ADDITIONAL INFORMATION

Gas central heating  
Double glazing  
Wraparound garden  
Integrated single garage  
Gravel driveway with ample parking for multiple cars  
Greenhouse  
Timber shed

## Kershope, Kerfield Farm, Innerleithen Road, Peebles, EH45 8LY

Approximate Gross Internal Area = 85.8 sq m / 923 sq ft



## Ground Floor

#### 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 electricity, gas, water and drainage.

#### EPC:

C

#### Viewings:

By appointment through 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

5 Northgate,  
Peebles, EH45 8RX  
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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  
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Peebles, Tel 01721 723 999  
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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.