# Fixed price £320,000



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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

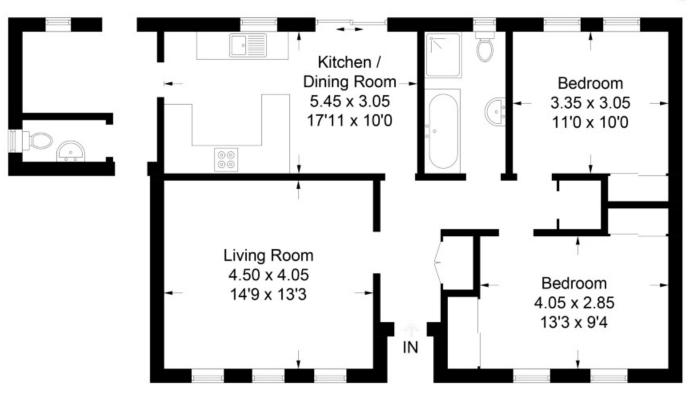
# **ADDITIONAL INFORMATION**

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

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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.

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### 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.



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# Interested in this property? **Peebles**

Call 01721 723999

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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



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