

**Peebles**

Call 01721 723999

**Offers over £315,000**



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**6 Kittlegairy View, PEEBLES, EH45 9LZ**



Presented in immaculate condition this extended detached villa offers spacious living accommodation within a desirable residential location perfectly suited for family life. The property is finished to a high specification and benefits from a good sized fully enclosed garden, garage and driveway. Highly regarded schooling is within easy walking distance and the nearby town centre provides an excellent range of amenities.

Accommodation Details:

GROUND FLOOR

- Hallway
- Sittingroom
- Contemporary dining kitchen with granite worktop, under mounted sink and integrated appliances
- Cloakroom

Sliding doors divide the kitchen / dining and lounge plus provide optional open plan living.

EXTENSION

High quality marble flooring throughout lounge and office.

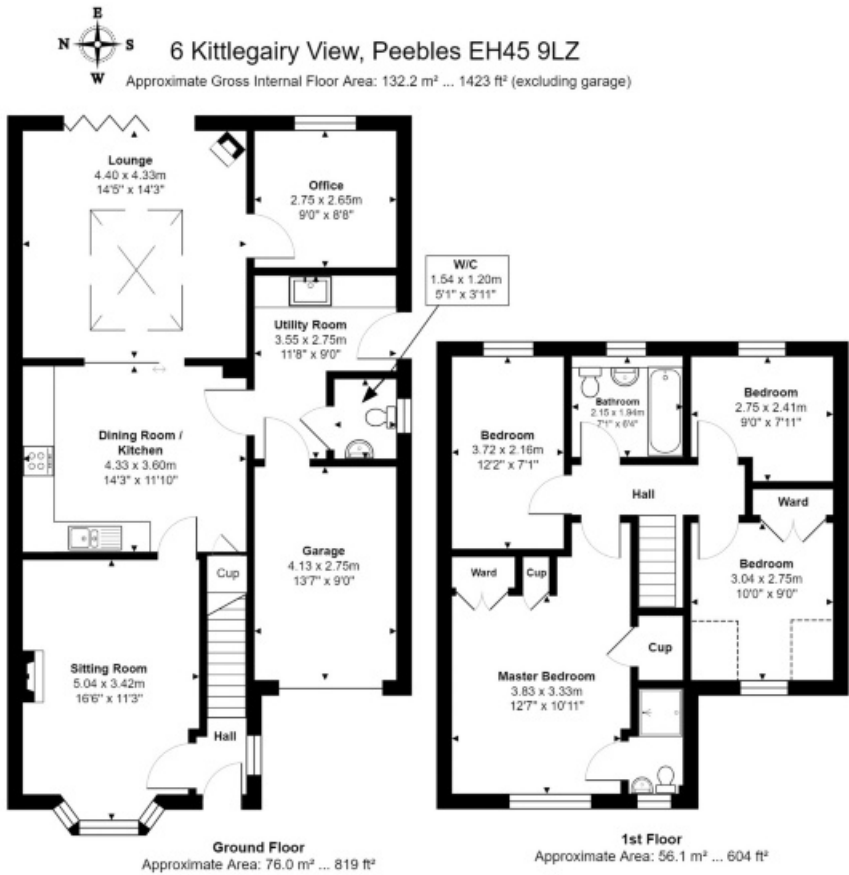
- Lounge with cupola and tri-fold doors accessing the garden
- Office
- Utility room

FIRST FLOOR

- Master bedroom with en-suite shower (double) room
- 3 further bedrooms
- Family bathroom

ADDITIONAL INFORMATION

- Gas central heating
- Worcester-Bosch combi boiler with portable digistat transmitter.
- Jotul stove and flue
- Double glazing
- Integral garage
- Two car driveway
- East facing rear garden predominantly laid to lawn with patio, raised flower bed and well stocked borders.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.

Extras

Some items of furniture / furnishings and white goods may be available for sale by separate negotiation.

Fixtures and Fittings:

All fitted carpets, floor coverings, and blinds are included. The condition of any white

goods remaining will not be guaranteed.

Services:

Mains gas, electricity, water and drainage.

EPC:

C

Viewings:

Video Tour available. Viewings by appointment.

Council Tax:

Band F

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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Monday to Friday: 9.00am to 5.00pm  
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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.