

**Peebles**

Call 01721 723999

**Offers Over £343,000**

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**2A Springwood Terrace, Peebles, EH45 9ET**



Traditional, double upper flat constructed in the 1860s with an internal footprint extending to 124m<sup>2</sup> or thereby, enjoying outstanding panoramic views of the nearby Victoria Park. Of further note are the high ceilings and large windows creating a light and airy feel. Externally, there are generous private garden grounds, off-street parking and a timber garage.

## Accommodation

### FIRST FLOOR

- \* Dining hall
- \* Living room with dual aspect
- \* Kitchen
- \* Two spacious bedrooms
- \* Study
- \* Bathroom with over bath shower

### UPPER FLOOR

- \* Landing
- \* Two further double bedrooms
- \* Bathroom with over bath shower

### ADDITIONAL INFORMATION

- \* Gas central heating
- \* Mixture of single and double glazing
- \* Under stair basement
- \* Generous private garden grounds to the side and rear
- \* Off-street parking
- \* Timber garage

## 2A Springwood Terrace, Peebles, EH45 9ET

Approximate Gross Internal Area = 127.6 sq m / 1373 sq ft

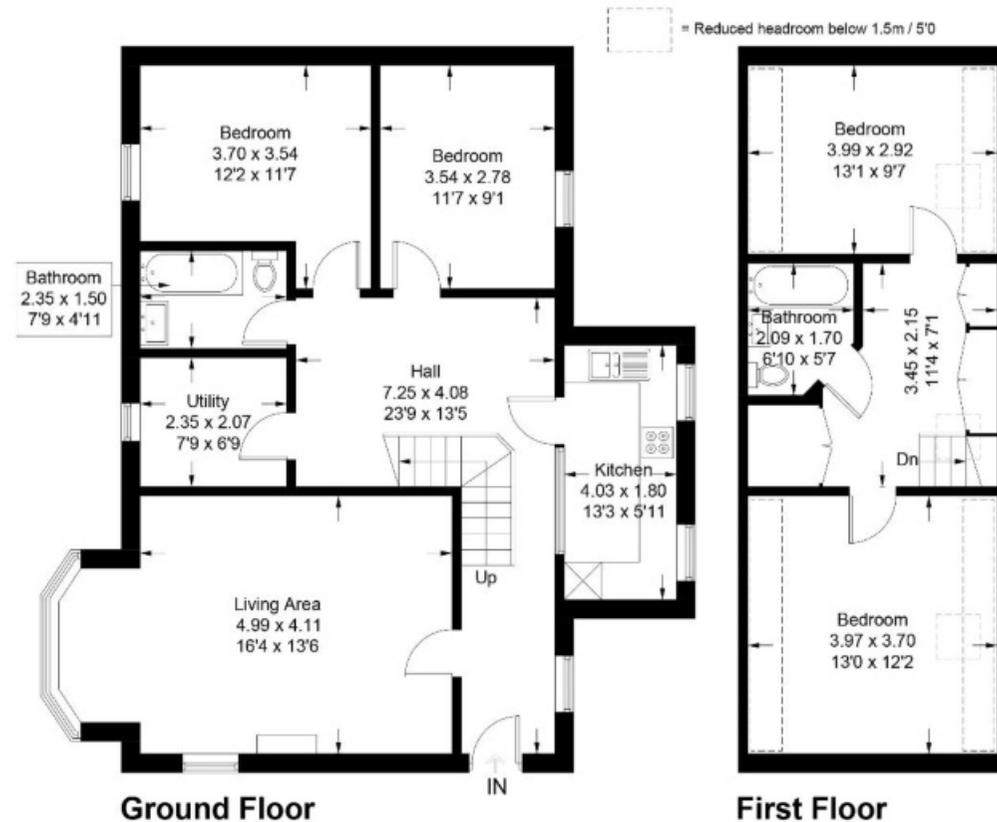


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID953263)

### 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. There are a wide range of recreational facilities including the Gytes Leisure Centre, public swimming pool and Eastgate Theatre. Outdoor pursuits are on offer in abundance such as hill and riverside walks, fishing in the River Tweed, golf and mountain biking at the world renowned Glentress Forest.

### Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

### Services

Mains gas, electricity, water and drainage.

### EPC

D.

### Council Tax

Band E.

### 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  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:

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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.