

**Peebles**

Call 01721 723999

**Offers Over £120,000**

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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



**8 Cademuir Drive, Peebles, EH45 9AQ**







Spacious first floor flat located within easy walking distance of highly regarded schooling and the town centre which has a full range of amenities. The property has recently been refurbished offering bright, well proportioned accommodation extending to 68m<sup>2</sup> or thereby. Further benefits are the communal courtyard garden to the rear and easy access to countryside pursuits for which the Scottish Borders has become so well renowned.

## Accommodation

### GROUND FLOOR

- \* Communal entrance hallway

### FIRST FLOOR

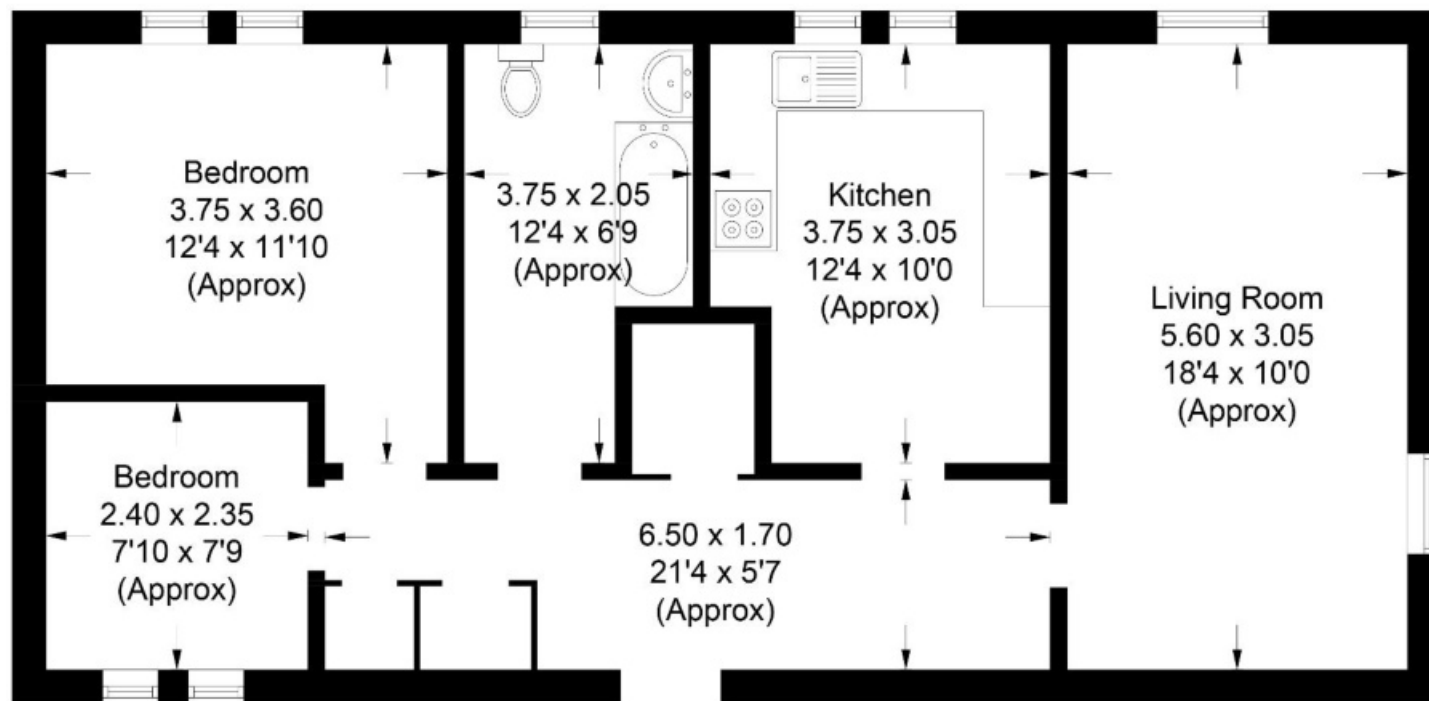
- \* Hallway, providing useful storage
- \* Entrance
- \* Hallway
- \* Living / dining room
- \* Kitchen
- \* Two double bedrooms
- \* Bathroom with over-bath shower

### ADDITIONAL INFORMATION

- \* Electric heating
- \* Double glazing
- \* Communal garden
- \* On-street parking

## 8 Cademuir Drive, Peebles, EH45 9AQ

Approximate Gross Internal Area = 68.3 sq m / 735 sq ft



## First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1038933)

### 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 electricity, water and drainage.

### EPC

Band E

### Council Tax

Band A

### 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  
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
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
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



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.