

Peebles
Call 01721 723999

Offers Over £110,000

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

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77 Northgate, Basement Flat, Peebles, EH45 8BU



Basement flat with own main door entrance conveniently situated within close proximity of the town centre, with an excellent range of independent shops, bars and restaurants on the doorstep. Offering spacious and bright living accommodation with an internal footprint extending to 63m² or thereby. This property would make an excellent rental investment, retirement property or purchase for first time buyers.

Accommodation

BASEMENT FLOOR

- * Own main door entrance
- * Entrance vestibule with large storage cupboard off
- * Open plan living / kitchen/ dining room
- * Double bedroom
- * Utility area with fitted storage
- * Bathroom with over-bath shower

* ADDITIONAL INFORMATION

- * Double glazing
- * Gas central heating

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Approximate Gross Internal Area = 63.2 sq m / 680 sq ft

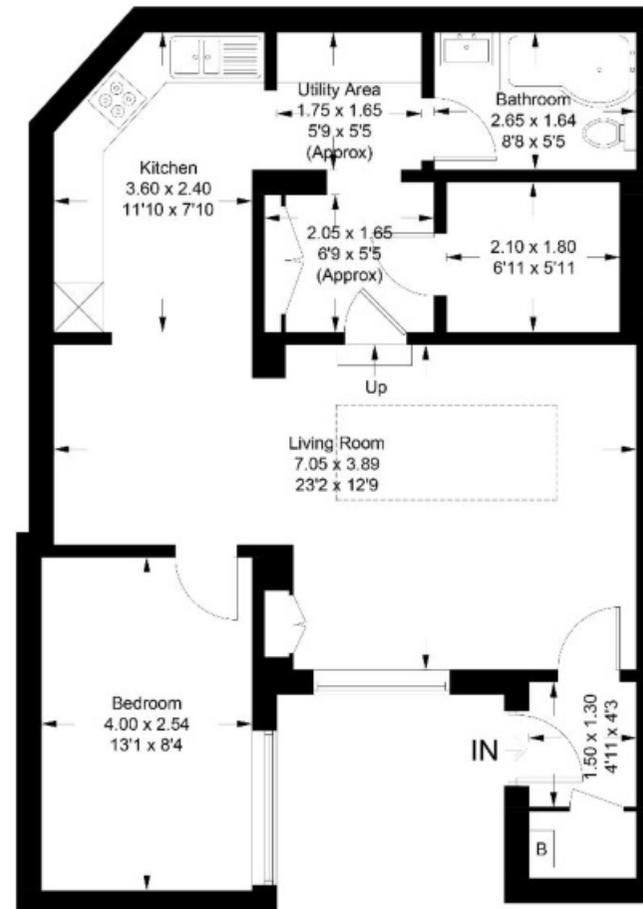


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansketch.com © (ID1058864)

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, white goods and integrated appliances are included. No warranty will be provided in respect of the white goods.

Services

Mains gas, electricity, water and drainage.

EPC

Band C

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
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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
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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.