

**Peebles**  
Call 01721 723999

**Offers Over £425,000**

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**20 Gallowhill, Peebles, EH45 9BG**



Two storey detached villa situated within a highly desirable, established, residential development on the south side of town. Internally the versatile accommodation has a pleasing juxtaposition of rooms and presented in good decorative order throughout. Externally the property occupies a good sized plot enjoying picturesque views of the surrounding hills and countryside. Of further benefit is the garage, driveway and private landscaped garden grounds with an open leafy outlook over the Green.

## Accommodation

### GROUND FLOOR

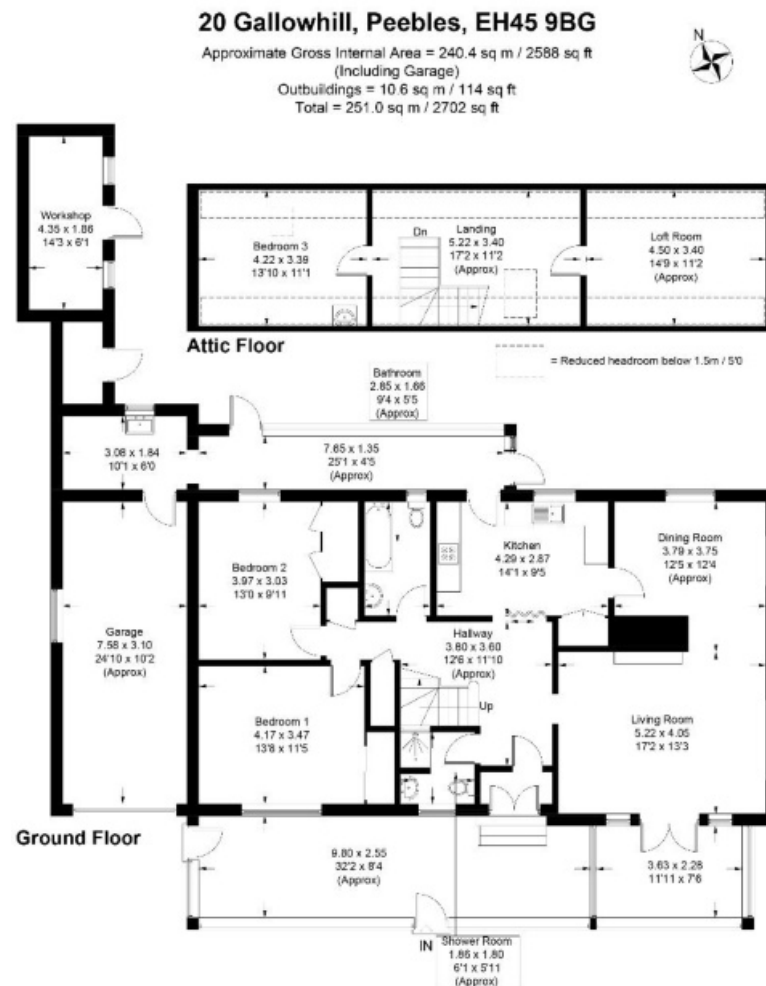
- \* Entrance porch and vestibule
- \* Spacious hallway
- \* Triple aspect living / dining room with sun room off
- \* Kitchen with stable door leading to rear porch / conservatory
- \* Utility room
- \* Newly installed modern shower room
- \* Two spacious double bedrooms with fitted wardrobes
- \* Bathroom with over-bath shower

### ATTIC FLOOR

- \* Upper landing
- \* Study
- \* Double bedroom

### ADDITIONAL INFORMATION

- \* Gas central heating
- \* Double glazing
- \* Garage
- \* Workshop
- \* Driveway providing ample parking for multiple vehicles
- \* Fully enclosed wraparound garden



### 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

Band D

### Council Tax

Band G.

### 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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Peebles, EH45 8RX  
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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.