

Peebles
Call 01721 723999

Offers Over £260,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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4 Connor Ridge, Peebles, EH45 8HN



Deceptively spacious end-terraced villa presented for sale in immaculate decorative order throughout. Offering generously proportioned, light-filled accommodation extending to 97m² or thereby and landscaped garden grounds, set within an established residential area enjoying an exceptional backdrop of the surrounding rolling hills. The town centre, golf course and all other local amenities are situated within easy walking distance.

Accommodation

GROUND FLOOR

- * Hallway
- * Dual aspect living / dining room with French doors to the rear
- * Contemporary kitchen
- * Cloakroom

FIRST FLOOR

- * Upper landing
- * Three spacious double bedrooms
- * Bathroom with separate shower cubicle

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Private garden grounds, landscaped and terraced, incorporating various seating areas, making the most of the exceptional surrounding views
- * Summer house
- * Ample un-restricted on-street parking

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Approximate Gross Internal Area = 98.3 sq m / 1058 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1065787)

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 C

Council Tax

Band D

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

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