

Peebles
Call 01721 723999

Offers over £185,000

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33 March Street, Peebles, EH45 8ES



A stylish and elegant double upper flatted dwelling constructed in whinstone and presented for sale in pristine decorative order throughout. This Victorian property boasts characterful features aplenty combined with quality modern conveniences, a versatile layout with own main door entrance, south-facing private and communal gardens. Enjoying a convenient location; a short walk along the riverside takes you into the bustling town centre which offers an excellent range of local amenities, Peebles Golf Course is close by and the surrounding Scottish Borders countryside provides world-class biking trails and hill walking among many another popular outdoor pursuits.

Accommodation

GROUND FLOOR

* From the rear of the property an external stair leads to the first floor

FIRST FLOOR

- * Main door entrance
- * Entrance vestibule
- * Hallway with shelved under stairs storage cupboard, power and light
- * Open plan living dining room with solid fuel stove and large windows
- * Modern fitted kitchen with integrated oven, hob and extractor hood
- * Contemporary bathroom with over-bath shower
- * Double bedroom
- * A stair from the hallway with ample under eaves storage off leads to the upper landing

SECOND FLOOR

* Large and bright double bedroom with dormer window offering superb far reaching views, ample under eaves storage and cupboards

ADDITIONAL INFORMATION

- * Gas central heating
- * Sash and case style double glazing
- * Well maintained private and communal walled gardens set to the rear, predominantly laid to lawn
- * Coal store
- * Ample un-restricted on-street parking

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Approximate Gross Internal Area = 74.7 sq m / 804.1 sq ft

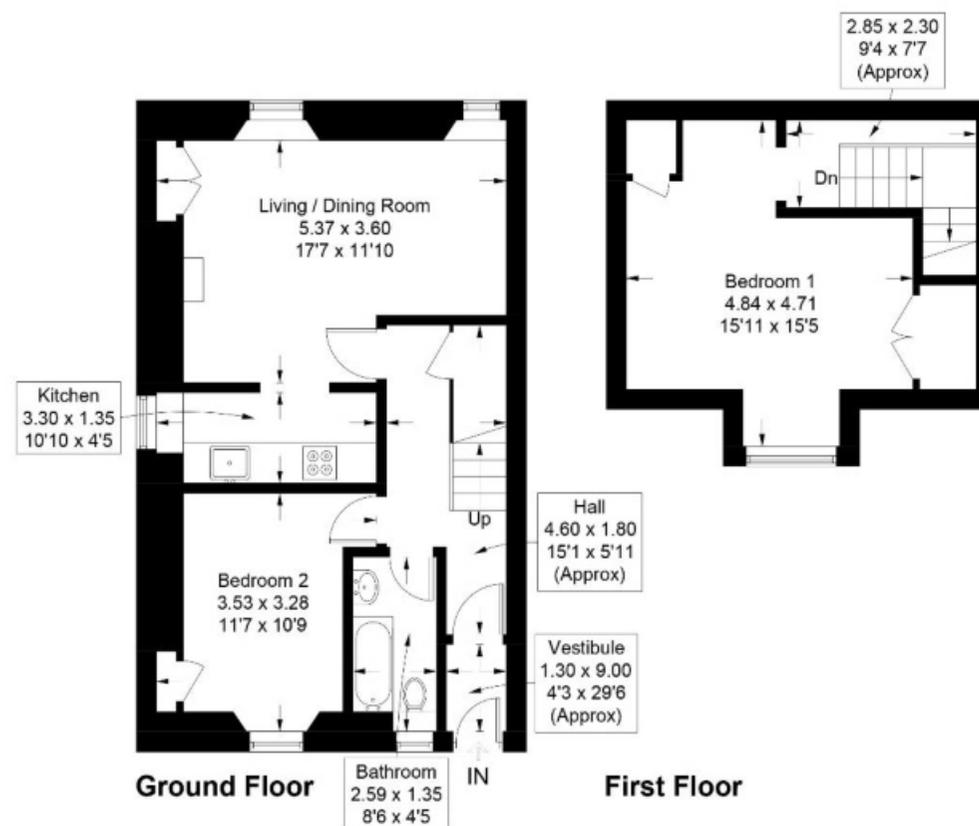


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1068704)

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

C.

Council Tax

Band B.

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
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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.