

**Peebles**  
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**Offers Over £225,000**

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**10 Connor Ridge, Peebles, EH45 8HN**





An extremely attractive mid-terraced villa offering well-proportioned, light-filled accommodation within a sought after residential location. Peebles Golf Course is just a short walk away as are nursery and primary schools. Whilst the town centre is within walking distance there is also a regular town service bus. The property is in excellent condition having been upgraded and modernised latterly benefiting from a modern fitted kitchen, sociable open plan living area, two spacious double bedrooms and a beautifully landscaped garden to the rear.

## Accommodation

### GROUND FLOOR

- \* Entrance hallway with generous storage
- \* Open-plan, dual aspect living / dining room
- \* Newly installed kitchen

### FIRST FLOOR

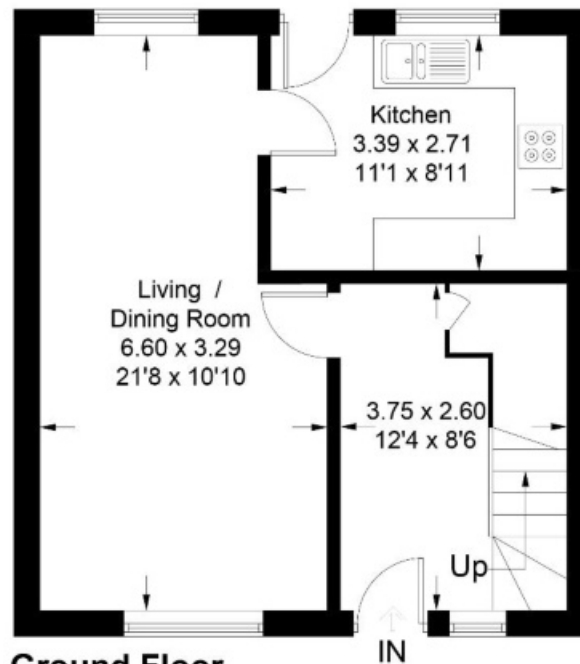
- \* Upper landing with storage cupboard off
- \* Two good-sized double bedrooms with fitted wardrobes
- \* Bathroom with over-bath shower

### ADDITIONAL INFORMATION

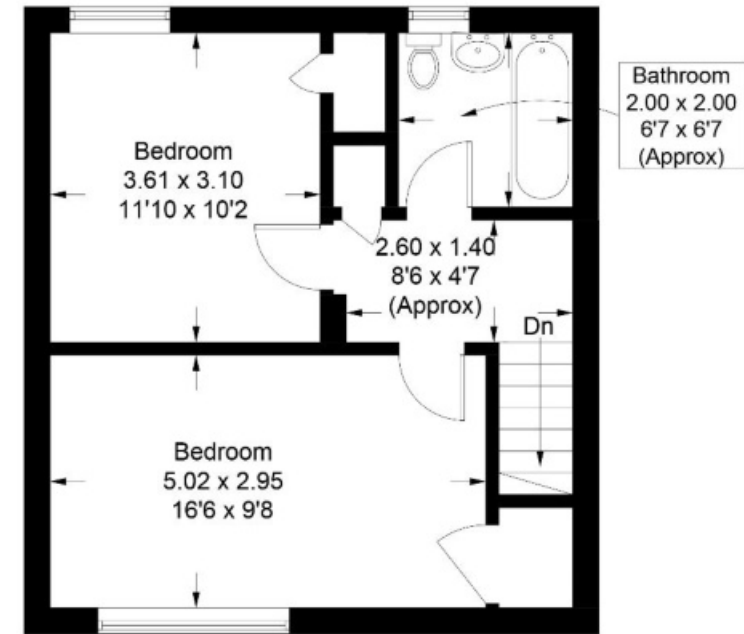
- \* Gas central heating
- \* Double glazing
- \* Mature garden grounds, fully enclosed to the rear with leafy outlook to the front
- \* Ample residents / on-street parking
- \* Direct access to countryside walks
- \* Just a stone's throw from Peebles Golf Course

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Approximate Gross Internal Area = 79.8 sq m / 859 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID868312)

### 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, washing machine and dishwasher are included. No warranty will be provided in respect of the white goods.

### Services

Mains gas, electricity, water and drainage.

### EPC

D.

### Council Tax

Scottish Borders Council 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  
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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.