

Peebles
Call 01721 723999

Offers Over £380,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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6 Station Bank, Peebles, EH45 8EJ



Constructed circa 2002 and extending to 103m², this bright and modern, dual aspect, first floor freehold apartment forming part of a prestigious development, conveniently situated just a short walk from the town centre and all local amenities. The property benefits from generously proportioned, versatile accommodation, a lift to all floors, garage, resident's parking and well maintained communal gardens.

Accommodation

FIRST FLOOR

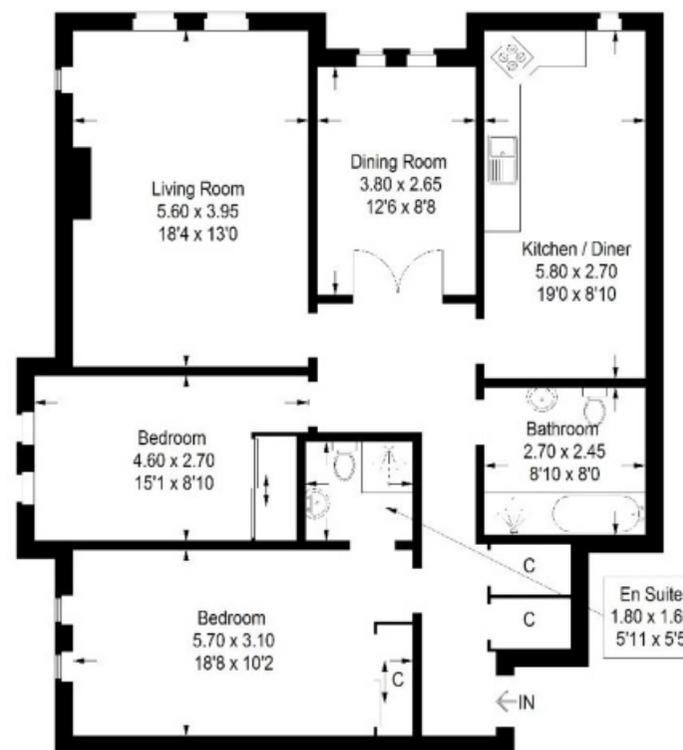
- * Hallway with ample storage
- * Dual aspect living room with Juliette balcony and feature fireplace
- * Breakfasting kitchen
- * Master bedroom with en-suite shower room and fitted wardrobes
- * Further two spacious bedrooms with fitted wardrobes
- * Bathroom with separate shower cubicle

ADDITIONAL INFORMATION

- * Secure entry system
- * Gas central heating
- * Double glazing
- * Lift to all floors
- * Residents parking
- * Garage
- * Communal garden grounds
- * Factored by trinity factors, approx fee £2,055 per annum, including buildings insurance

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Approximate Gross Internal Area
106.8 sq m / 1150 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © (ID1069843)

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

Mains gas, electricity, water and drainage.

Services

Mains electricity, gas, drainage and water

EPC

C

Council Tax

Band F.

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
Saturday: 9.00am to 12.00 noon

Also At:

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