

Peebles

Call 01721 723999

Offers over £440,000

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16 Kittlegairy Crescent, Peebles, EH45 9NJ



Detached dwelling occupying a prime position within a sought after residential development on the southern edge of town. The property offers immaculately presented and generously-proportioned, contemporary living accommodation, maximising on the natural light and far reaching views towards the hills beyond. Further benefits are the landscaped garden offering an excellent degree of privacy, detached double garage and driveway.

Accommodation

GROUND FLOOR

- * Entrance Hallway
- * Livingroom with bay window
- * Open plan, bright and spacious kitchen / family/ dining room, undoubtedly the heart of the home with a solid fuel stove
- * Sun room with direct access to the rear garden
- * Study / bedroom 5
- * Utility room
- * Cloakroom

FIRST FLOOR

- * Upper landing
- * Master bedroom with range of fitted wardrobes, and en-suite shower room
- * Guest bedroom with en-suite shower room
- * Two further double bedrooms
- * Bathroom with over-bath shower

GARDEN

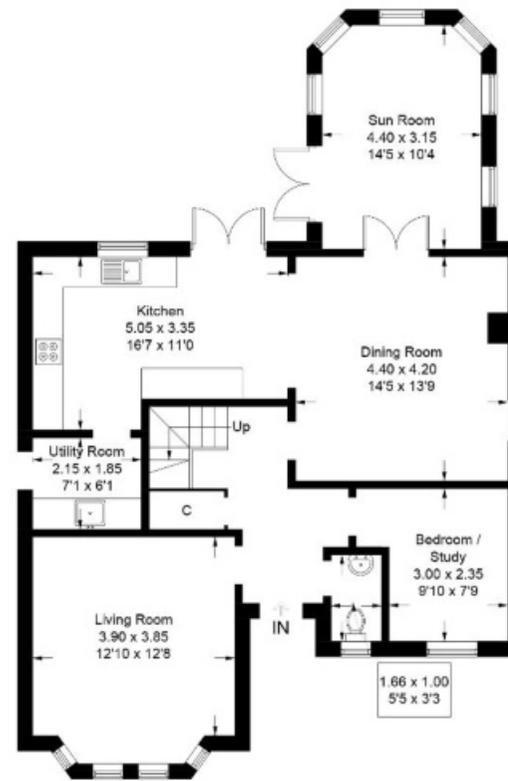
- * Landscaped rear garden, incorporating a patio area, vegetable garden and lawn

ADDITIONAL INFORMATION

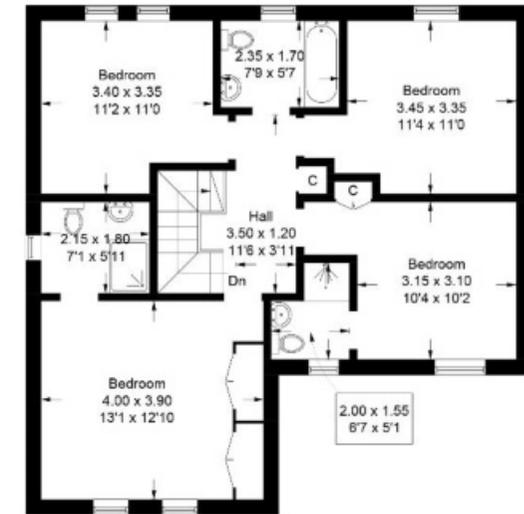
- * Gas central heating
- * Double glazing
- * Double garage with power, light and remote locking electric doors
- * Electric vehicle charging point
- * Mono-block driveway
- * Close proximity to highly regarded schooling and local amenities

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Approximate Gross Internal Area = 167.5 sq m / 1803 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1000892)

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 fixtures and fittings are included, including integrated appliances, blinds and fitted flooring.

Services

Mains electricity, gas, water and drainage

EPC

C

Council Tax

Scottish Borders Council. 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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Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
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Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
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Full members of:



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.