

Peebles

Call 01721 723999

Offers over £90,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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2 St Michaels Wynd, Peebles, EH45 8SP



Conveniently situated on a traditional cobbled street just off the High Street, this double upper flat would make an excellent first time purchase or rental investment. In addition to a central location offering easy access to all local amenities the property benefits from spacious accommodation with attractive stripped pine doors and a modern fitted bathroom.

Accommodation Details:

GROUND FLOOR

Own main door entrance
Small entrance area with stair

FIRST FLOOR

Hallway
Open plan Living room /Kitchen
Bathroom

SECOND FLOOR

Landing
Two Bedrooms

ADDITIONAL INFORMATION

Gas central heating
Double glazing

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Approximate Gross Internal Area = 75.5 sq m / 813 sq ft

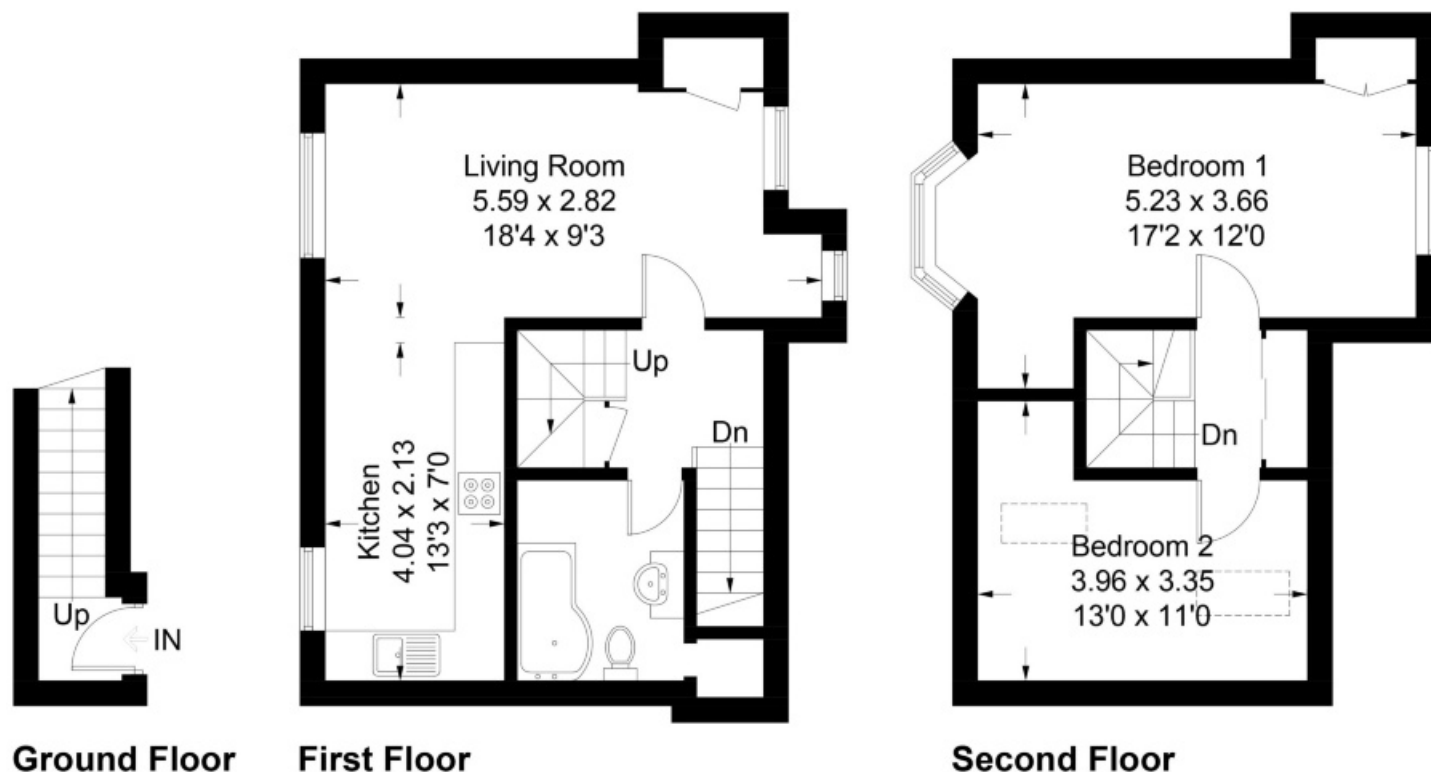


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID586004)

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. The surrounding area is particularly notable for a wide array of recreational activities including: mountain biking in Innerleithen and Glentress Forest, excellent hill walking, horse riding and fishing on the River Tweed.

The Macdonald Hotel and Country Club at Cardrona offers a spa/health club and 18 hole championship golf course.

Fixtures and Fittings:

All fitted carpets and floor coverings are included. The white goods are included however no warranty will be provided.

Services:

Mains electricity, gas, water and drainage.

EPC:

D

Viewings:

By appointment with the selling agents.

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

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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

Also At:
Galashiels, Tel 01896 758 311
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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.