Offers over £245,000

1 School Brae, Peebles, EH45 8AT
A fantastic opportunity to acquire a most appealing, centrally located, red brick semi-detached period property. Recently extended, completely refurbished and finished to a high specification. The property is flooded with natural light from the Velux and patio doors which open into the beautifully landscaped walled garden. Contemporary design, modern day luxuries and many traditional characteristics are evident throughout.

**Accommodation Details:**

**GROUND FLOOR**
- Entrance Hallway with storage cupboard
- Livingroom / Study /Dining Kitchen

**FIRST FLOOR**
- Spacious landing
- Bedroom with En-suite Bathroom
- Cloakroom

**SECOND FLOOR**
- Bedroom with En-suite Shower room
- Storage cupboard

**ADDITIONAL INFORMATION**
- Gas central heating
- Underfloor heating at ground floor level / En-suites
- Multi fuel stove
- Fully integrated appliances
- Double glazing
- Landscaped walled Garden
- Unrestricted parking nearby

Early viewing to fully appreciate this superb property is highly recommended.

**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 condition of any white goods remaining will not be guaranteed.

**Services:**
Mains electricity, gas, water and drainage.

**EPC:**
C

**Viewings:**
By appointment through 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.
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.