# Offers over £105,000



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29 Dalatho Crescent, Peebles, EH45 8DT













A first floor flat situated within easy reach of the town centre and all other local amenities. The property benefits from well proportioned accommodation and offers excellent potential for extension into the large attic. A further benefit is the fully enclosed private garden to the rear. These popular flats are ideally suited to a first time buyer or rental investor.

### **Accommodation Details:**

**GROUND FLOOR** 

Own main door Hallway with stairs to upper landing

FIRST FLOOR

Hallway
Livingroom
Dining kitchen
Two spacious double bedrooms
Bathroom

ADDITIONAL INFORMATION

Gas central heating
Double glazing
Fully floored attic / potential to convert
Fully enclosed private garden

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Approximate Gross Internal Area = 80.2 sq m / 863 sq ft



Illustration for identification purposes only, measurements are approximate,

#### 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.

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#### Viewings

By appointment through the selling agents.

#### Council Tax:

Band A

#### 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.



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## Interested in this property? **Peebles**

Call 01721 723999

5 Northgate, Peebles, EH45 8RX Phone: 01721 723999 Fax: 01721 723888

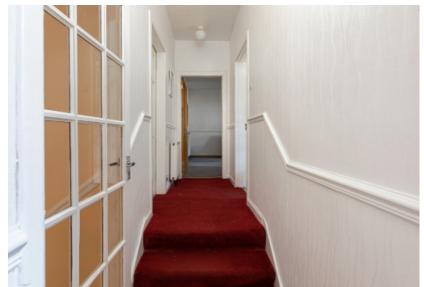
Email: peebles@cullenkilshaw.com

Opening Hours:

Monday to Friday: 9.00am to 5.00pm Saturday: 9.00am to 12.00 noon









Galashiels. Tel 01896 758 311 Jedburgh, Tel 01835 863 202 Tel 01450 3723 36 Tel 01573 400 399 Tel 01896 822 796 Peebles, Tel 01721 723 999 Tel 01750 723 868

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