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Solicitors & Estate Agents
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10/1 High Street
PEEBLES, BORDERS, EH45 8SF



Peebles High Street | Caldwell's Ice Cream | Peebles Museum | Veitch's



For those who are entirely unfamiliar with the area, Peebles is a picturesque thriving market town situated on the River Tweed which flows through the beautifully undulating countryside of the borders.

In the town the facilities are truly excellent with a wide choice of banking, building society and Post Office services along with extensive shopping facilities including Sainsbury's and Tesco's to name but two, with a wide variety of local shops. For the arts it has its own theatre in the Eastgate. Peebles has a number of schools at primary level with one high school at secondary level. Peebles is becoming increasingly popular with the commuter due to its close proximity to Edinburgh's city centre to the north and Galashiels to the south. Local bus services run to and from Edinburgh and Galashiels on a regular basis.

Glentworth Forest is within close proximity to the property, and is ideal for outdoor activities such as mountain biking, running and scenic country walks.



Fantastic opportunity to acquire this central, two-bedroom, first-floor apartment in the very centre of Peebles with all of its many attractions and amenities.

The accommodation briefly consists of an entrance vestibule, hallway, recently fitted three-piece white family bathroom and a spacious living room with gas fireplace, coals, a real flame when lit and commanding window views over the high street itself, but not directly overlooked by other residences. An L-shaped modern integrated kitchen with all modern conveniences and ample storage cupboards, master bedroom fully furnished with ample room for free-standing furnishings and a second double bedroom. All the windows also have their original working shutters.

The property further benefits from, gas central heating, large external storage cupboard to the rear of the building, close by on-street parking.

Early viewing is recommended.



Floor Plan, Dimensions & Map

Approximate Dimensions
(Taken from the widest point)

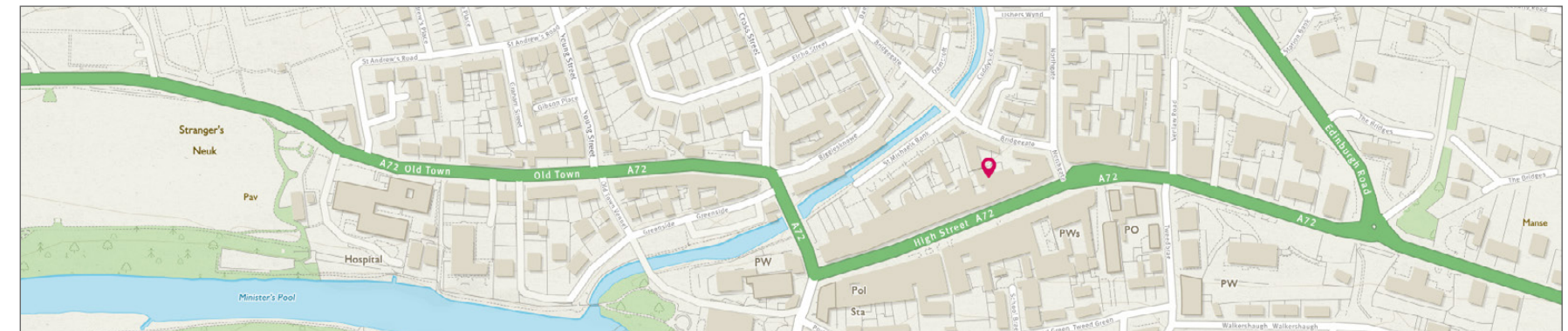
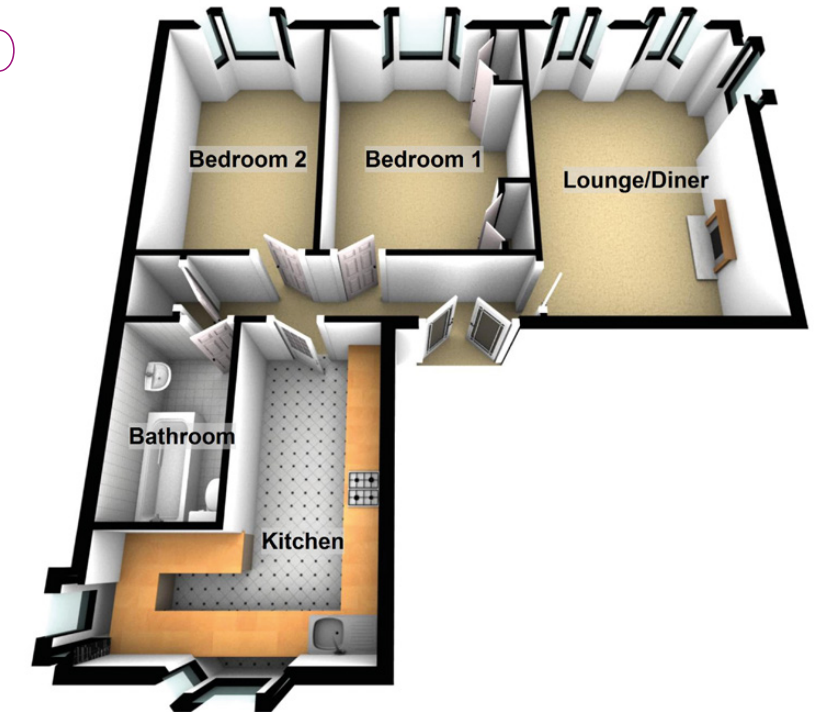
Lounge/Diner	5.13m (16'10") x 3.40m (11'2")
Kitchen	4.33m (14'2") x 3.56m (11'8")
Bedroom 1	4.09m (13'5") x 3.12m (10'3")
Bedroom 2	4.09m (13'5") x 2.56m (8'5")
Bathroom	2.69m (8'10") x 1.52m (5')

Gross internal floor area (m²) - 65 m²

EPC Rating - D

Extras
(Included in the sale)

Carpets, blinds and integrated kitchen appliances.
Others items through seperate negotiation.





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Part
Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
DEREK WEBSTER
Surveyor



Professional photography
CATHERINE MARKIE
Photographer



Layout graphics and design
ALLY CLARK
Designer