





McEwan Fraser Legal

Solicitors & Estate Agents

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22 Connor Street

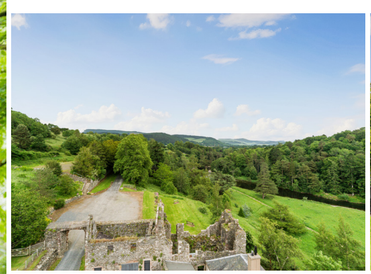
PEEBLES, BORDERS, EH45 8HD

PEEBLES / BORDERS / EH45 8HD

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.

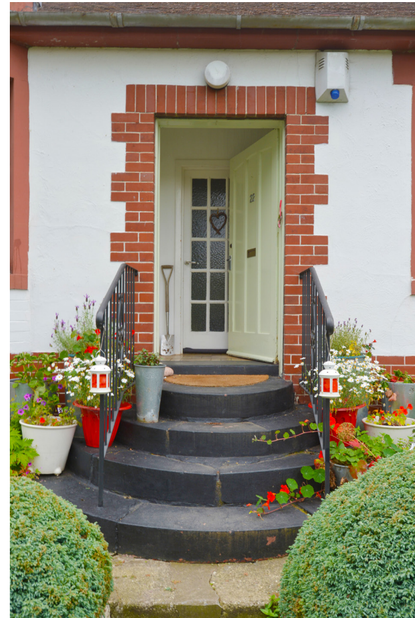
In the town the facilities are truly excellent with a wide choice of banking, building society and Post Office services along with extensive shopping facilities including Sainsbury's and Tescos to name but two with a wide variety of local shops. For the arts it has its own theatre in the Eastgate. Peebles 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.

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







22
CONNOR STREET

22 Connor Street is an attractive well presented three bedroom detached bungalow on large corner plot, situated in a pleasant residential location in the beautiful town of Peebles a stones throw from the golf course, local primary schools and only a few minutes' walk away from the town centre and other excellent local amenities. The property offers comfortable family accommodation and viewing is highly recommended.

The accommodation is in good decorative order and comprises: Entrance vestibule, hallway, sitting room with wood burning stove, kitchen, conservatory, three double bedrooms and bathroom. The attic has been floored and lined making this a bright and useful space. There is the potential to convert the floored attic into further accommodation.













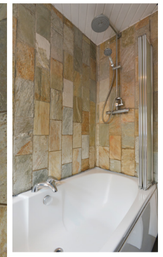
BEDROOMS & BATHROOM



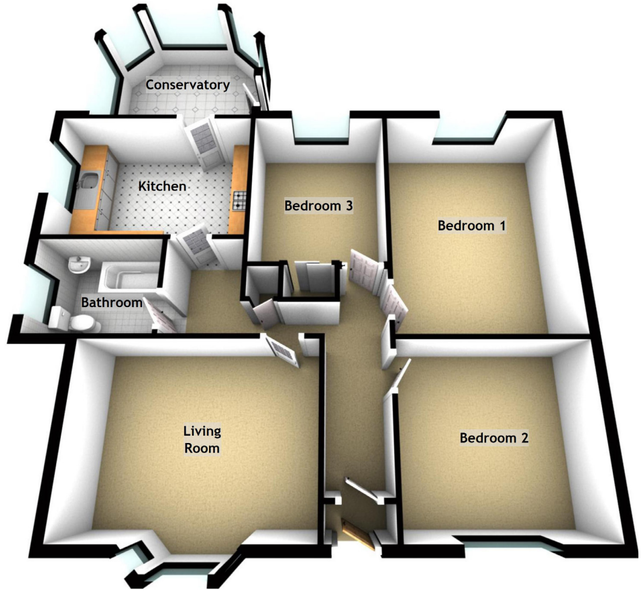








SPECIFICATIONS



APPROXIMATE DIMENSIONS
(Taken from the widest point)

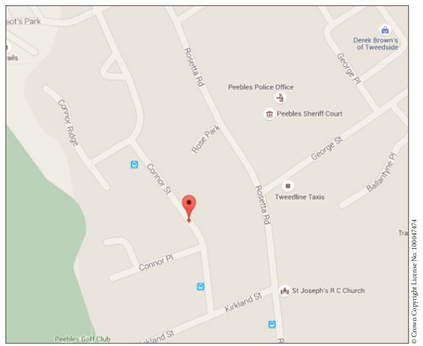
Living Room	4.71m (15'5") x 3.39m (11'1")
Kitchen	3.36m (11') x 3.23m (10'7")
Conservatory	3.19m (10'6") x 2.89m (9'6")
Bedroom 1	4.76m (15'7") x 3.54m (11'7")
Bedroom 2	3.54m (11'7") x 3.38m (11'1")
Bedroom 3	3.39m (11'1") x 2.75m (9')
Bathroom	2.40m (7'10") x 1.60m (5'3")

GROSS INTERNAL FLOOR AREA (m^2) - 98 m^2

EPC RATING - C

EXTRAS
(Included in the sale)

All fixtures, (excluding lights and mirrors) carpets, blinds and kitchen appliances.









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Part Exchange Available

GOLD SCOTLAND ESTATE AGENCY of the YEAR 2014 IN ASSOCIATION WITH THE SUNDAY TIMES THE TIMES



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