




McEwan Fraser Legal
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16 Kittlegairy Road

PEEBLES, BORDERS, EH45 9LX

THE LOCATION

For those who are entirely unfamiliar with the area, Peebles is a picturesque 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 to name but two with a wide variety of local shops and cafes.

For the arts, it has its own theatre in the Eastgate. It has a number of schools at primary level and a High school with an excellent reputation. Both Peebles High school and Priorsford Primary School are only a short distance away.

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 and train services run to and from Edinburgh and Galashiels on a regular basis.



THE PROPERTY

This property is super modern and has been tastefully decorated throughout.

The property comprises; downstairs WC, fully fitted modern kitchen with all integrated appliances, large living/dining room with a huge storage cupboard and patio doors which lead out to the rear garden.

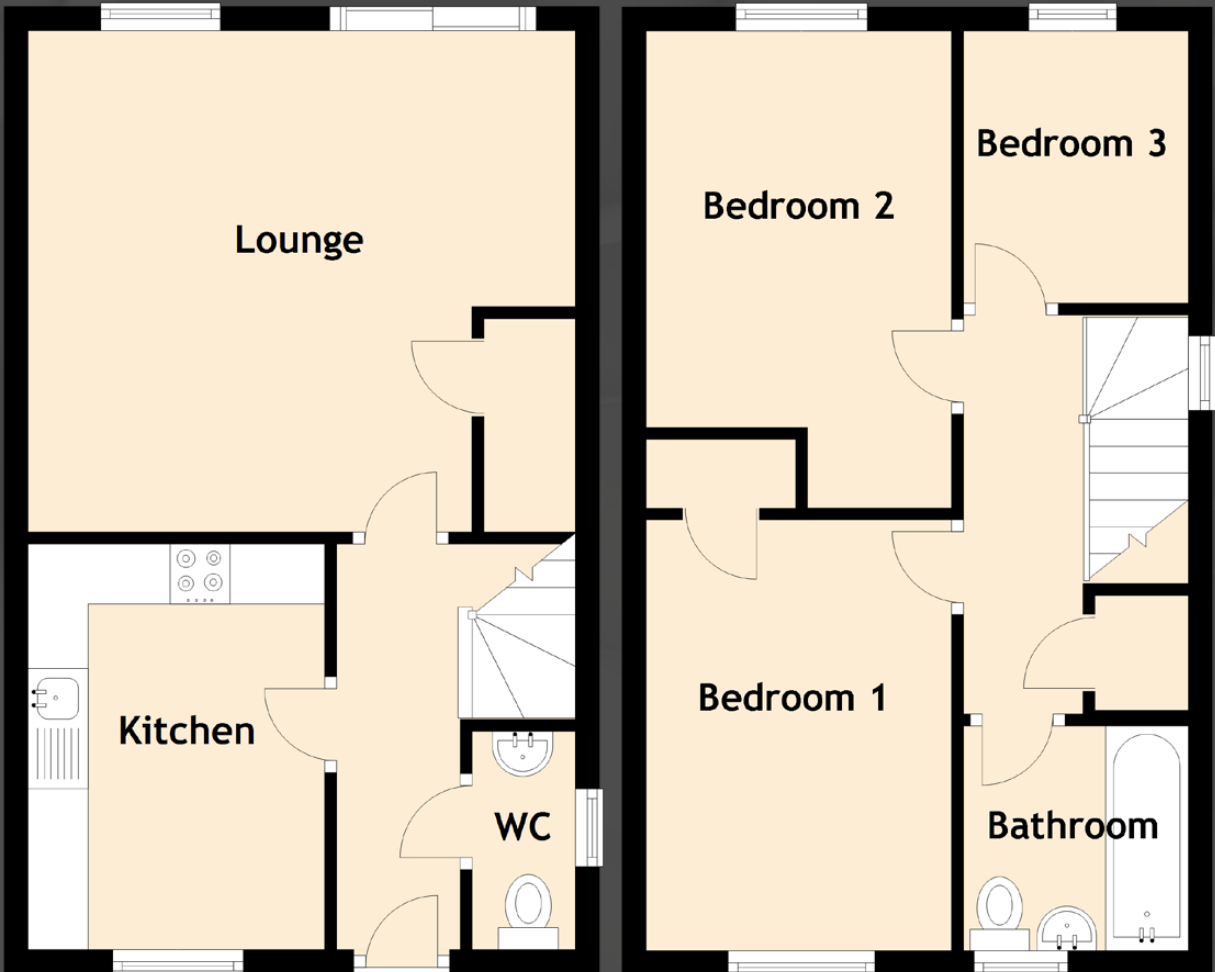
Upstairs there are two good sized double bedrooms one which benefits from built in wardrobes, a smaller single bedroom and a family bathroom with white three piece suite and mains shower over the bath.

The rear garden has a paved patio area and a grass area too. There is a garden shed which would be included in the sale.

This property benefits from Gas Central Heating and double glazing throughout making for a cosy yet cost-effective family home all year around.

There is a residents car park to the side of the property.





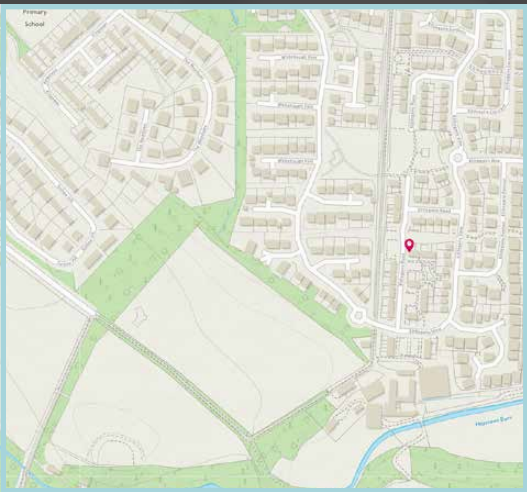
THE DETAILS

Approximate Dimensions
(Taken from the widest point)

Lounge	4.56m (15') x 4.18m (13'9")
Kitchen	3.38m (11'1") x 2.47m (8'1")
Bedroom 1	3.64m (11'11") x 2.58m (8'6")
Bedroom 2	3.35m (11') x 2.58m (8'6")
Bedroom 3	2.30m (7'7") x 1.90m (6'3")
Bathroom	1.90m (6'3") x 1.90m (6'3")
WC	1.92m (6'4") x 0.96m (3'2")

Gross internal floor area (m²): 70m²

EPC Rating: C





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