



Strathaird, 27 Crossland Crescent Peebles EH45 8LF

Offers Over £260,000



## Strathaird, 27 Crossland Crescent Peebles EH45 8LF

### Description

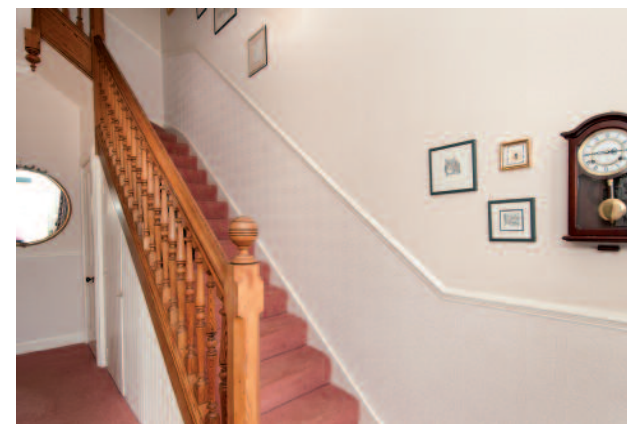
This is a lovely traditional semi-detached whinstone villa set in a quiet and desirable residential street close to the town centre. The property is in excellent decorative order throughout and features a variety of period features, with many improvements having been made by the current owners. The property benefits from full gas fired central heating. There is excellent built-in storage accommodation with a good sized attic. To the rear of the property there is a large double garage and an attractive enclosed garden. Early viewing of this lovely family home is highly recommended.

### Viewing

By appointment telephone 01721 722 567 or call agents on 0131 225 2354

### Features

- Vestibule
- Hall
- Sittingroom
- Diningroom
- Kitchen
- Rear hall
- WC
- Utility room
- First floor landing
- Master bedroom
- Two further bedrooms
- Family bathroom
- Attic
- Detached double garage
- External store
- Full Gas Fired Central Heating
- Attractive and well maintained gardens to front and rear





### **Gardens**

The enclosed front garden has been beautifully landscaped with a wide variety of plants, shrubs and flowers. There is a pathway to the side of the property leading to the rear garden. The rear garden itself houses the double garage and is cleverly laid out with well maintained paved and chipped areas surrounded by well stocked flower beds.

### **Garage**

A large double garage measuring approximately 6.27 m x 4.85m is accessed at the rear of the property from Cross Road. There are some fitted shelves and further additional storage in the rafters. The garage benefits from its own power and light source.

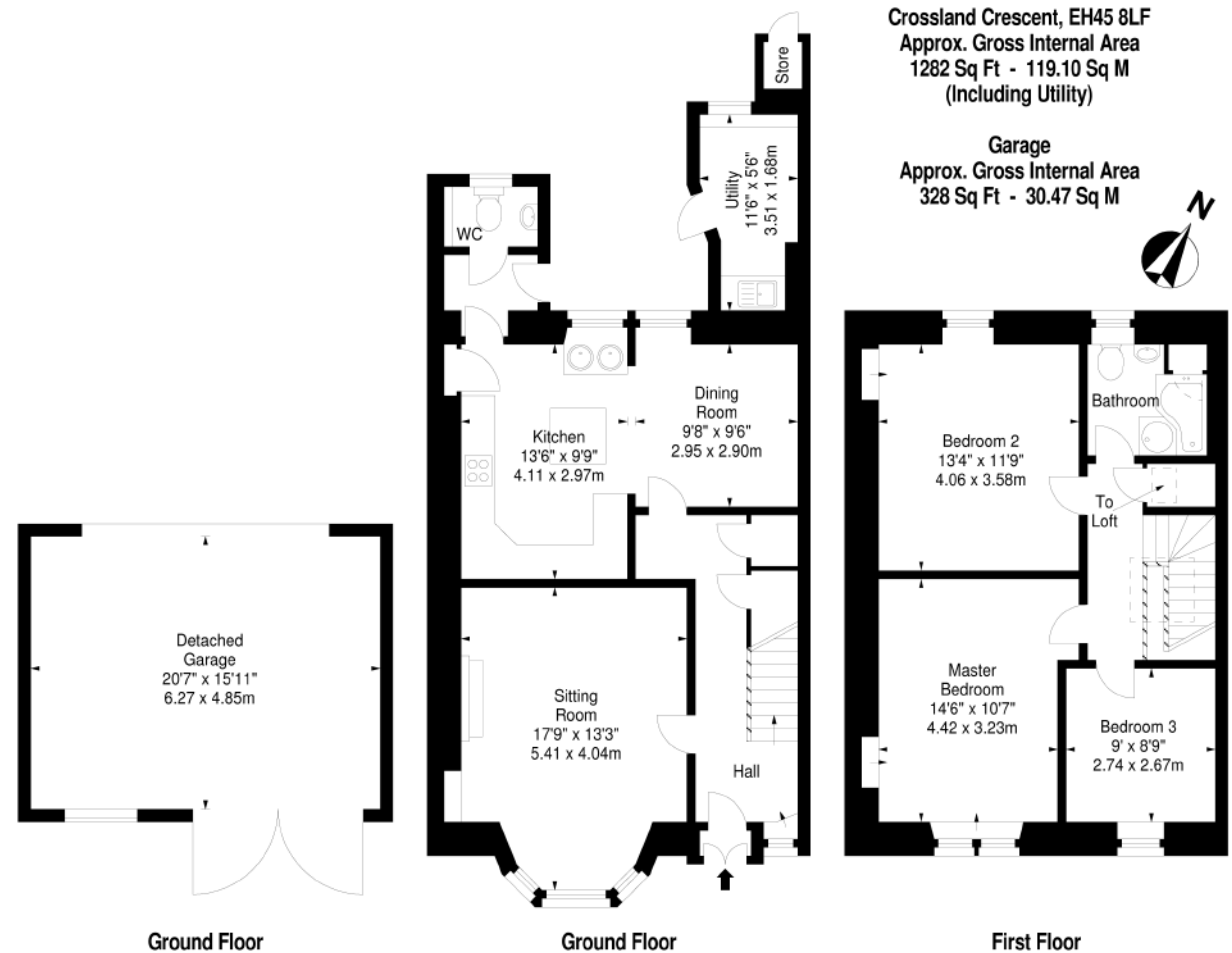
### **Location**

The villa is set in the desirable residential street within a short walking distance of the town centre, with its wide range of amenities and is also convenient for Kingsland and Halyrood Primary Schools. Peebles itself is a thriving market town set in beautiful countryside on the banks of the famous River Tweed. It offers excellent primary and secondary education with a good range of shopping facilities and abundant recreational pursuits such as walking, fishing and golf. Peebles is within easy commuting distance of Edinburgh which is only 23 miles to the North and it is only around a thirty minute drive to the Edinburgh City By-pass which in turn gives access to Edinburgh Airport and the motorway networks linking central Scotland and Fife.

### **Extras**

All fitted floor coverings and carpets are included. The fridge and dishwasher are included but their condition is not guaranteed. Please note that the light fitting in the sittingroom will be removed prior to the sale.





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The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale. All measurements are approximate.

