



21 Crossburn Farm Road

Peebles, Scottish Borders EH45 8EG



Blackwood & Smith LLP
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Property Summary

This generous, four-bedroom two-bathroom detached house represents an ideal home in an excellent location, forming part of a popular development in Peebles. The home offers spacious living areas and is presented with stylish modern interiors. Furthermore, it is accompanied by front and rear gardens and excellent private parking, and it lies close to excellent amenities in Peebles, including a range of shops, schools at primary and secondary level, transport links, and scenic open spaces.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Features

- Detached house in Peebles
- Entrance hallway
- Generous living/dining room with log-burning stove
- Attractive, modern kitchen with garden access
- Four well-proportioned and elegantly presented bedrooms
- Ground-floor shower room
- First-floor family bathroom
- Front and rear gardens
- Detached single garage
- Private driveway
- Gas central heating system
- Double-glazed windows
- EPC Rating - C







“Generous living/dining room with log-burning stove and an attractive, modern kitchen with garden access”







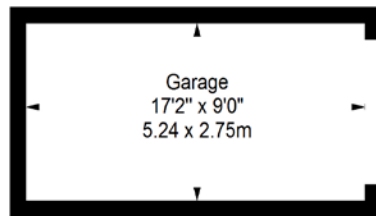
“Four well-proportioned and elegantly presented bedrooms and two washrooms”



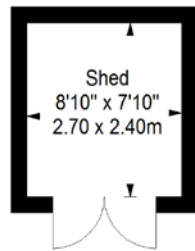


Floorplan

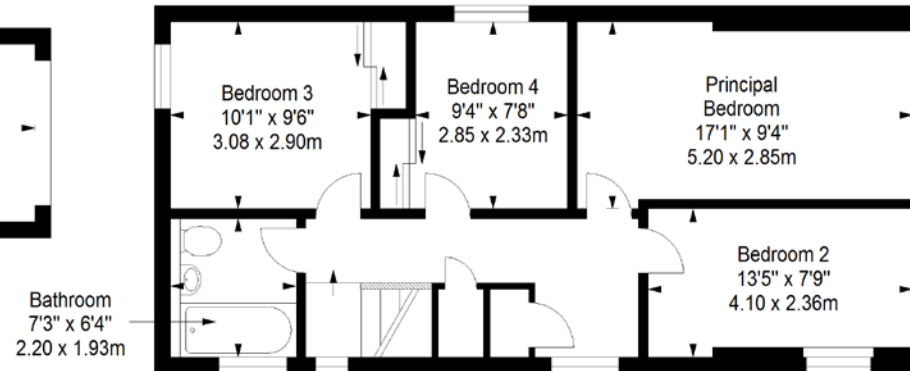
Garage
Approx. 14.4 sq. metres (155.0 sq. feet)



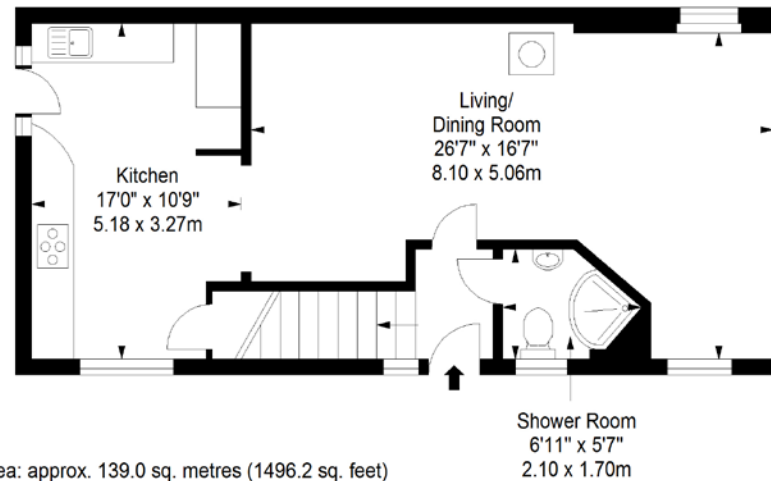
Shed
Approx. 6.5 sq. metres (70.0 sq. feet)



First Floor
Approx. 58.8 sq. metres (632.9 sq. feet)



Ground Floor
Approx. 59.3 sq. metres (638.3 sq. feet)



Total area: approx. 139.0 sq. metres (1496.2 sq. feet)

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