



29 Glensax Road
Peebles, Scottish Borders EH45 9AP



Blackwood & Smith LLP
SOLICITORS AND ESTATE AGENTS



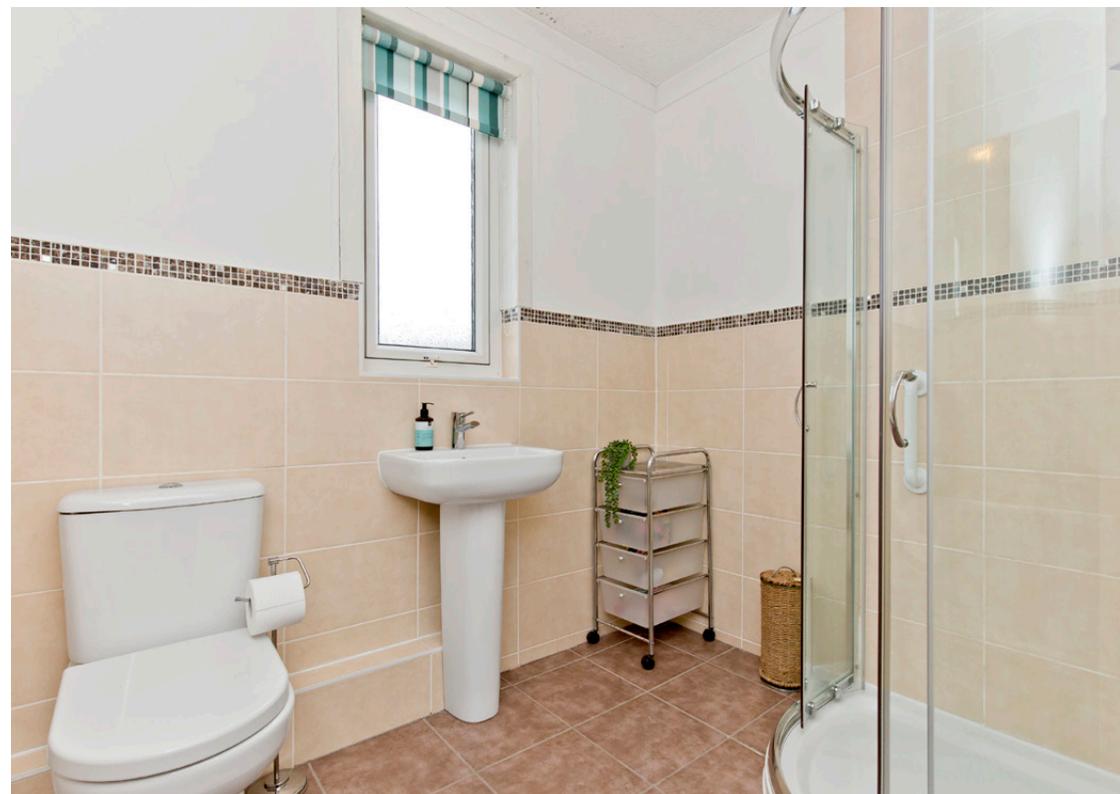
Property Summary

Set within a quiet cul-de-sac in an established residential area of Peebles, this two-bedroom mid-terraced house offers an ideal home for first-time buyers, professionals, couples, young families, and rental investors alike. The house benefits from front and rear gardens and a private driveway, as well as access to unrestricted on-street parking. It lies close to the excellent amenities that Peebles has to offer, such as a selection of shops, a primary school (a five-minute walk away), the secondary school (a 10-minute walk away), leisure and fitness facilities, 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.

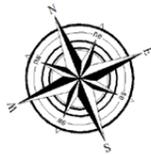
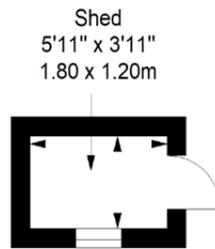
Features

- Mid-terraced house in Peebles
- Entrance hallway
- South-facing living room with homely fireplace
- Attractive kitchen and adjoining utility with storage and garden access
- Two double bedrooms with built-in storage
- Bright, modern shower room
- Well-maintained, south-facing front garden
- Low-maintenance rear garden
- Private, gated rear driveway
- Additional unrestricted on-street parking
- Gas central heating and double glazing
- EPC - C

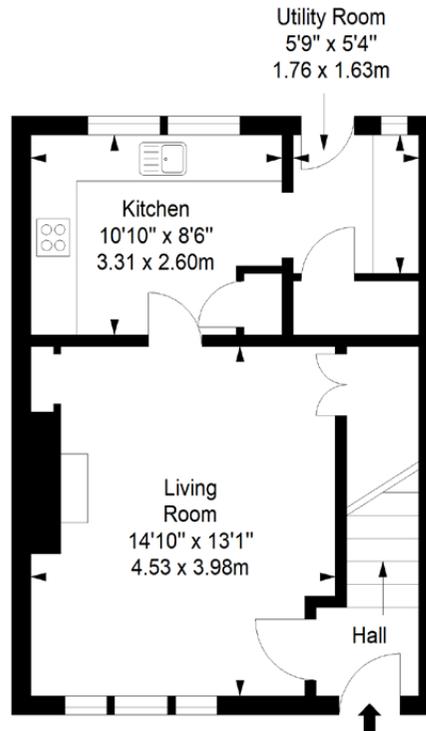


Floorplan

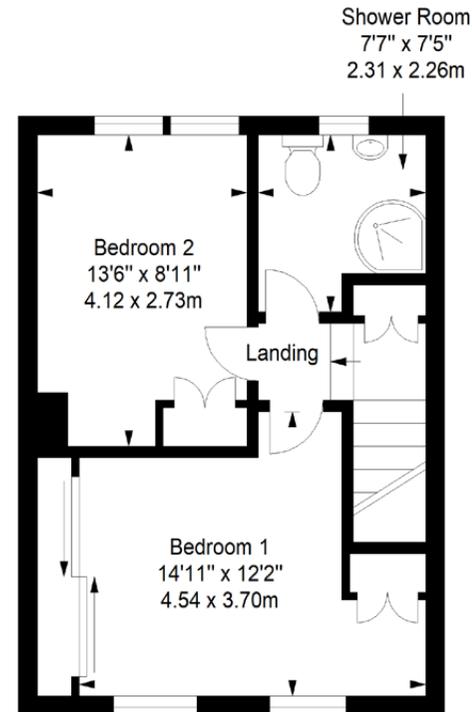
Shed
Approx. 2.2 sq. metres (23.7 sq. feet)



Ground Floor
Approx. 37.2 sq. metres (400.4 sq. feet)



First Floor
Approx. 37.2 sq. metres (400.4 sq. feet)



Total area: approx. 76.6 sq. metres (824.5 sq. feet)

Property Department
15 Eastgate, Peebles, EH45 8AD
Tel: 01721 721515 | Email: property@blackwoodsmith.com | www.blackwoodsmith.com

Whilst care has been taken to prepare this brochure the text, photographs and plans contained within are for guidance only and are not to be treated as representations of fact. The terms do not form part of any offer or contract. The measurements are taken at the widest points and are approximate, the floor plan may not be drawn to scale. None of the systems or appliances have been tested and no warranty is given as to their order or condition. Prospective purchasers are advised to make their own investigations prior to making any offer for the property. Blackwood & Smith will not be responsible for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn



Blackwood & Smith LLP
SOLICITORS AND ESTATE AGENTS