



10 Cross Street, Peebles, EH45 8LE



## Welcome

Welcome to 10 Cross Street, a superb opportunity to purchase a traditionally built, two-bedroom ground floor flat, situated in a conservation area close to the town centre. McDougall McQueen are delighted to present to the market this lovely property set in a quiet street of comparable properties in the historic and picturesque Borders town of Peebles. The town centre amenities are all within walking distance and we believe this property will make a superb purchase for those looking to get on the property ladder or for those requiring ground floor living. The property has been improved and upgraded by its current owners and is presented in clean walk-in condition. Given its enviable location and the accommodation on offer, we would recommend viewing at your earliest convenience to avoid disappointment.

- Great for young families, first-time purchases, or ground floor living
- Entrance hall with storage cupboard
- Living room with combined upgraded kitchen, a range of base and wall units, gas hob, extractor, oven, under counter fridge and washing machine
- Main double bedroom with rear facing window
- Bedroom two with rear facing window
- Family shower room with shower cubicle, wc, sink with vanity unit, and towel radiator
- Double glazing gas central heating
- Private garden grounds to the front





## Peebles

The thriving Royal Burgh of Peebles lies beside the famous River Tweed within the beautiful Borders countryside, surrounded by hills, farms and forests. The town offers an excellent range of local shopping, well respected primary and secondary schooling, several popular restaurants, a leisure centre, and the Eastgate Theatre. Sporting enthusiasts are well catered for with golf, shooting and fishing nearby, together with mountain biking and lovely walks at nearby Glentress Forest. Edinburgh's city by-pass is approximately 18 miles to the north, offering onward links to the city centre, East Lothian, the International Airport, and the M8 and M9 motorways. Historical places of interest within easy reach include Traquair House, Neidpath Castle and St Ronans Wells.

## Extras

All floor coverings, light fittings, blinds where fitted, oven, hob, and extractor. Other items including the white goods may be available by negotiation. No warranty applies to any integrated appliance or white goods included in the sale and these items are sold as seen.



# Get in touch

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## Property Hub:

25-27 High Street, Dalkeith  
EH22 1JB

## Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



**Disclaimer:** Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

