

40-42 Old Town
Peebles
EH45 8JF

Edwin
Thompson



A most appealing stone built townhouse in sought after area conveniently positioned within walking distance of all local amenities. Whilst the property has most recently been occupied as offices, it would readily convert back to provide a generously proportioned family home with minimal alteration. The property retains many period features including decorative corncicing and panelled doors to the principal rooms.

On the instructions of:



Offers over £125,000

Ref: S472(m)

76 Overhaugh Street
Galashiels
Selkirkshire
TD1 1DP

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Location

Peebles is an affluent town with a population of approximately 8,000 situated in an area of outstanding natural beauty to the west of the Scottish Borders, only 23 miles south of Edinburgh, 19 miles to the west of Galashiels. The town centre is characterised by its distinctive charm with thriving traditional High Street occupied by a good range of niche independent retailers.

The town benefits from a good array of services and amenities including some extremely well renowned restaurants and eateries; Eastgate Theatre and Arts Centre; Museum; Library; Health Centre; Gytes leisure centre; swimming pool; Golf Club; many sports clubs and other attractions including the nearby Kailzie Gardens. The pre-school, primary and secondary educational facilities within the town benefit from an enviable reputation.

Tweed Valley and the surrounding countryside provides some outstanding countryside for a wide range of outdoor pursuits including world acclaimed fishing on the Tweed; horseriding; walking on the areas many forest and river paths and mountainbiking at the nearby Glentress Trails and the 'Red Bull' down hill and cross country trails at Traquair.

40-42 Old Town is situated in a popular residential area on the western edge of the town centre.

Description

A most appealing stone built townhouse in sought after area conveniently positioned within walking distance of all local amenities.

Whilst most recently been occupied as offices, the property is considered to offer enormous potential for conversion back to provide a generously proportioned family home with minimal alteration.

The property retains many period features including decorative cornicing and panelled doors to the principal rooms. The accommodation benefits from a modern gas fired central heating system and currently comprises:

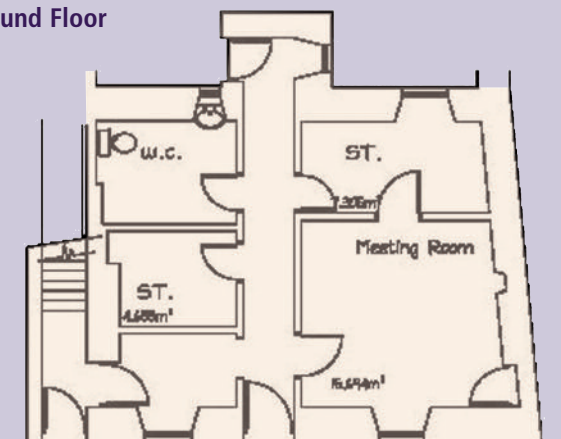
Ground Floor: Entrance hall, waiting room, meeting room, office, store room, w.c., rear porch and side hall with separate access from Old Town and stairs leading to the first floor level.

First Floor: Landing, general office with kitchen area off, office two, waiting room and two interview rooms, w.c.

Area

The subjects have been measured in accordance with the RICS Code of Measuring Practice to provide a gross external area of 145.96 sq m (1,571 sq ft).

Ground Floor



Council Tax

The subjects are currently assessed to a Ratable Value of £6,000 effective from 01-April-2010 on the basis of previous office use. If returned to residential use the Council Tax band will need to be re-assessed.

Services

Mains water, electricity, gas and drainage. Gas fired central heating.

Price

Offers over £125,000 are invited as a whole.

All offers should be submitted in Scottish legal form to:

Head of Legal Services (Resources)
Scottish Borders Council
Council Headquarters
Newtown St Boswells
Melrose, TD6 0SA

All offers should include:

- The identity of the purchaser.
- Price offered.
- Clear details of any conditions attached to the offer.
- Proposed time scale for conclusion of missives, completion and payment.

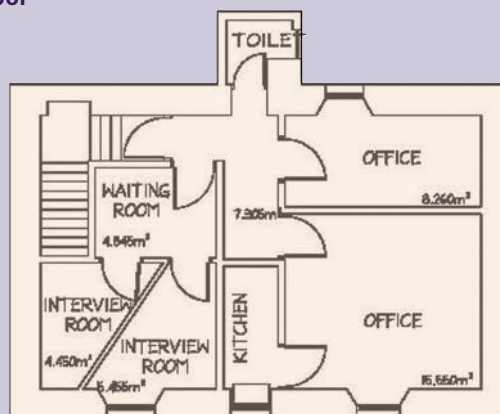
A closing date may be set for offers. Please note that only those parties who formally notify their interest will be informed of a closing date. Interested parties are advised to notify the selling agents of their interest as soon as possible. The seller reserves the right to sell privately and is not bound to accept the highest or indeed any offer.

Viewing

Strictly by appointment with the sole agents:

Edwin Thompson LLP, Chartered Surveyors
76 Overhaugh Street
Galashiels
TD1 1DP
Tel: 01896 751300
Fax: 01896 758883
Email: galashiels@edwin-thompson.co.uk

First Floor



Regulated by RICS

Berwick upon Tweed
Carlisle
Galashiels
Keswick
Windermere



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