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05602 271522

## TO LET

### 12 Kingsmuir Crescent, Peebles



SITTINGROOM

4 BEDROOMS

DINING KITCHEN

BATHROOM

GARDEN

PRIVATE PARKING

GAS CENTRAL HEATING

DOUBLE GLAZING

COUNCIL TAX BAND C

AVAILABLE EARLY FEBRUARY

**RENT £600 PER MONTH**

Peebleshire Properties – Value, Service and Reliability

## GENERAL DESCRIPTION

A well proportioned mid-terraced villa situated within easy reach of both primary and secondary schools and only a short walk to the town centre. The property is available to let unfurnished from early February.

A semi-glazed timber door opens into the **HALL** which comprises a full height storage cupboard and further understand cupboard. Laminated flooring. Smoke alarm. Radiator.

### SITTINGROOM - 4.46m x 4.11 [14'8" x 13'6"]



Bright spacious room looking out over the front garden. Recessed living flame gas fire with marble hearth and surround. Wooden flooring. Fitted display shelves with enclosed storage cupboard below. Two wall lights. Television point. Two radiators.

### DINING KITCHEN - 3.17m x 2.80m [10'5" x 9'3"]



Good range of wall and standing units in maple with contrasting blue work surfaces. Single stainless steel sink with drainer and mixer tap. Integral 4-burner gas hob with extractor hood above. Built-in eye-level electric oven. Tiled splashbacks. Plumbed for washing machine. An archway opens into a **REAR HALLWAY** containing matching wall units, one of which houses the Glow Worm combination boiler. A semi glazed door opens out to the back garden. Radiator.

### BATHROOM - 2.49m x 1.67m [7'6" x 5'7"]

Suite in white comprising pedestal wash hand basin, wc and bath with an overhead Triton electric shower and glass screen. Tiling to three-quarter height with inset mirror. Pine panelled ceiling with recessed lighting. Ceramic tiled flooring. Radiator.

### Upstairs

Window to the front on the half-landing. On the **UPPER LANDING** is a deep shelved storage cupboard.

### BEDROOM 1 - 3.15m x 2.84m [10'4" x 9'4"]

Double bedroom overlooking the front. Radiator.

### BEDROOM 2 - 3.3m x 3.09m [10'10" x 10'2"]

A further double bedroom overlooking the rear garden. Shelved wall press. Radiator.

### BEDROOM 3 - 3.68m x 3.21m [12'1" x 10'6"]

Bright well proportioned room with triple window overlooking the rear garden. Range of fitted wardrobes with mirrored sliding doors along one wall. Radiator.

### BEDROOM 4 - 4.11m x 3.2m [13'5" x 10'5"]

Again a double bedroom and facing the front. Radiator.

## ADDITIONAL INFORMATION GARDEN

To the front is an area of private off-street parking edged with flower borders. A common close leads to the back garden and a gate opens directly into the garden. Good sized paved patio. Outside tap. An archway leads to a further section of garden containing the garden shed and greenhouse.

## EXTRAS

Included are all fitted carpets, curtains, the free-standing fridge and freezer and the dining table with four chairs.

## LEASE

The lease is on a Short Assured Tenancy basis and is available for a minimum period of six months. All references and a deposit of £600 are essential.

## COUNCIL TAX

Band C - £1313.40 payable per annum for 2009 / 2010

## VIEWING

By arrangement through the Agents on 05602 271522 or 07927 196199

## RENT

£600 per calendar month