



4 Clement Gunn Square

Peebles, Scottish Borders EH45 8LW



Blackwood & Smith LLP
SOLICITORS AND ESTATE AGENTS



Property Summary

Situated by Hay Lodge Park, this executive four-bedroom detached house has a sought-after position in Peebles, set on a peaceful cul-de-sac within easy reach of amenities, schools, and transport links. The exclusive property is an exceptional home for families, offering bright and spacious accommodation that is highly versatile and finished to quality standards in neutral tones. It also boasts private parking for four cars, as well as a family-friendly rear garden which is fully enclosed and landscaped, capturing lots of sun throughout the day.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a washer, and a dryer to be included in the sale.

Features

- A large detached house in Peebles
- Neutral interior design throughout
- Entrance porch and hall with a WC
- Generous, triple-aspect living room
- Bright and airy dining room
- Spacious breakfasting kitchen
- Utility room with garden access
- Naturally-lit landing with storage
- Principal bedroom with en-suite shower room
- Three additional bedrooms with wardrobes
- Family bathroom with overhead shower
- Landscaped front and rear gardens
- Double driveway and double garage
- Gas central heating and double glazing
- EPC Rating - C





“A large detached house in Peebles with neutral interior design throughout and a generous, triple-aspect living room”







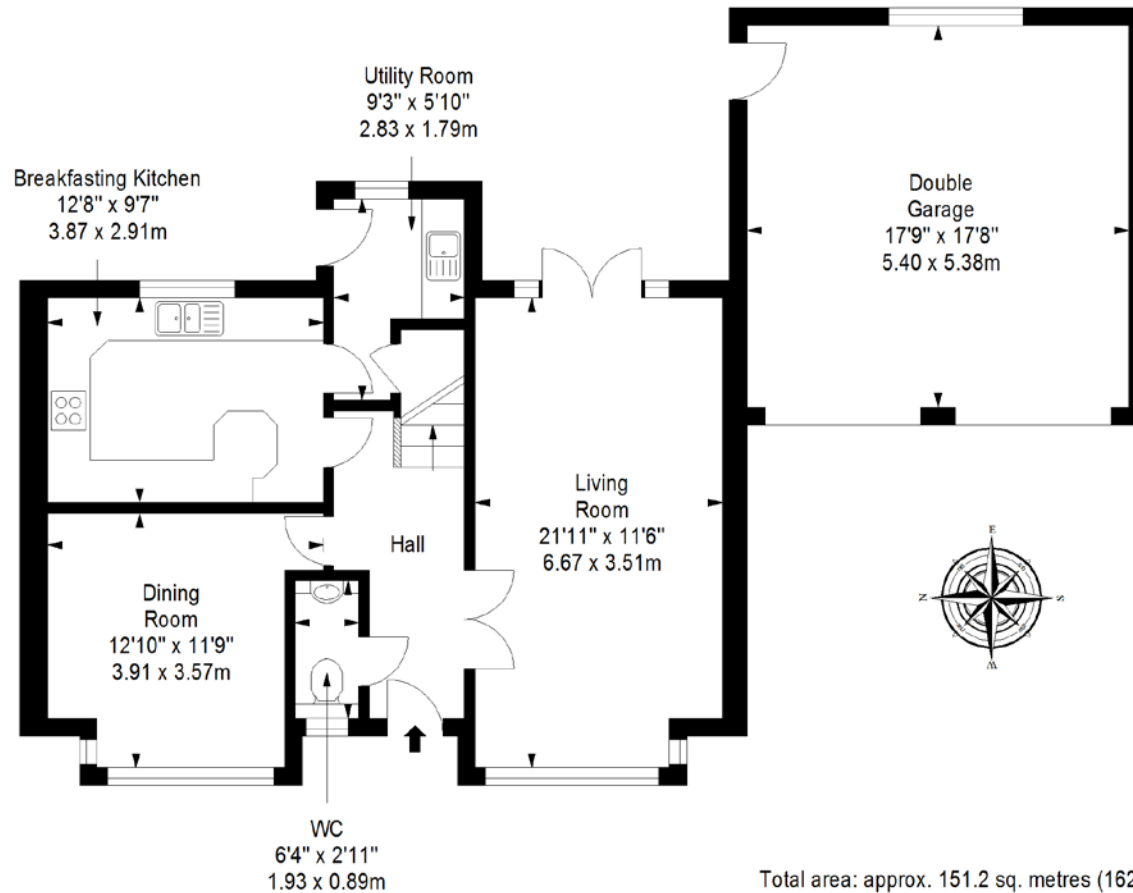
“A principal bedroom with en-suite shower room and three additional bedrooms with wardrobes”



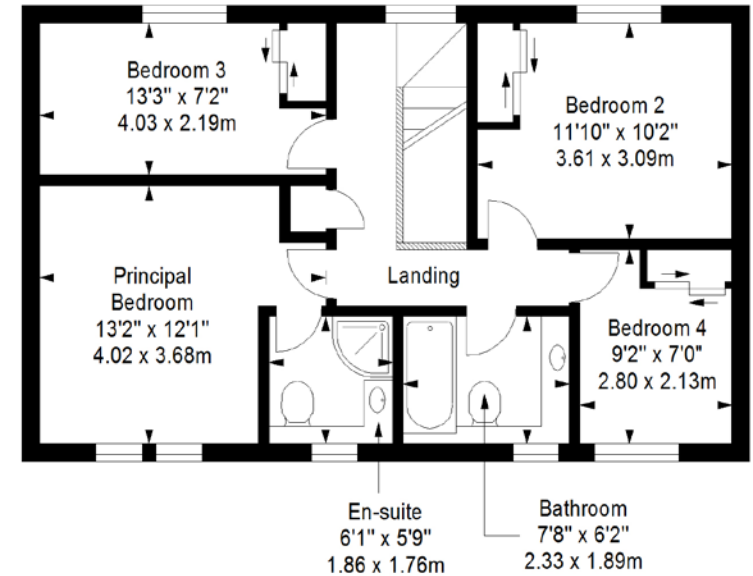


Floorplan

Ground Floor
Approx. 92.9 sq. metres (1000.0 sq. feet)



First Floor
Approx. 58.3 sq. metres (627.6 sq. feet)



Total area: approx. 151.2 sq. metres (1627.6 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