



Sideways, Bonnington Road

Peebles, Scottish Borders, EH45 9HJ



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Property Summary

This four-bedroom detached house is a charming residence with a picturesque setting in sought-after Peebles. The home offers bright and spacious accommodation, and it is well-presented throughout in appealing hues, including two reception rooms and two bathrooms. It further benefits from great built-in storage, as well as a large floored attic accessed from a Ramsay-ladder, plus further eaves storage. Externally, the family home comes with private parking and beautifully maintained, wraparound gardens, incorporating neat lawns, mature planting and a 9x6 feet shed.

Extras: All fitted floor coverings, most window coverings, all light fittings, integrated oven and gas hob and dishwasher to be included in sale.

Features

- A spacious detached house
- Desirable location in Peebles
- Well-presented interiors throughout
- Central hall with understairs storage
- Well-proportioned living room
- South-facing conservatory
- Well-appointed dining kitchen
- Four bedrooms with storage
- Modern three-piece shower room
- Bright three-piece bathroom
- Generous wraparound gardens
- Private driveway for off-street parking
- Gas central heating and double glazing
- EPC Rating - C





*“Well-presented interiors throughout,
south-facing conservatory and four
bedrooms with storage”*







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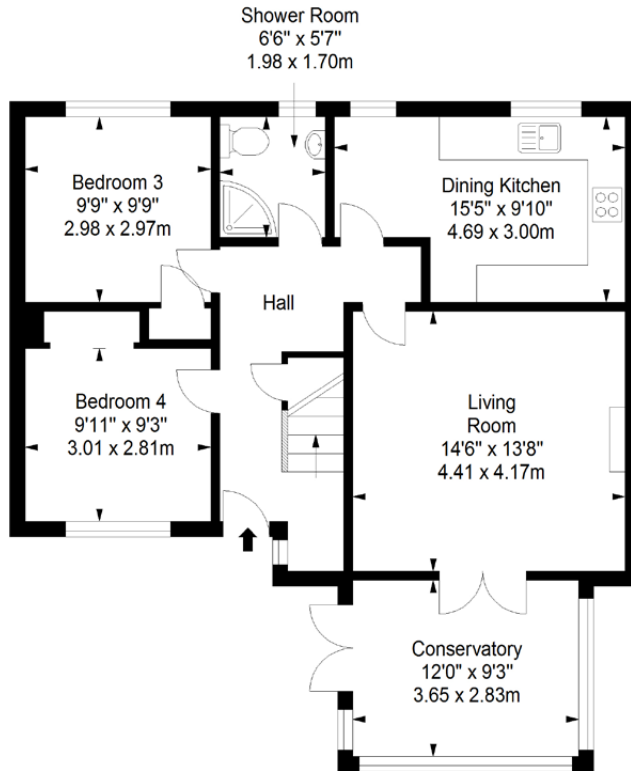
*“Modern three-piece shower room,
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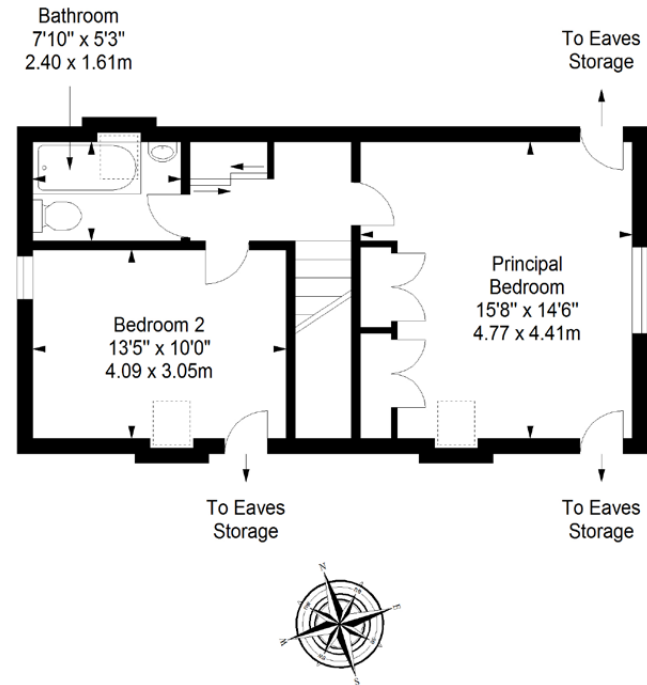


Floorplan

Ground Floor
Approx. 78.9 sq. metres (849.3 sq. feet)



First Floor
Approx. 46.9 sq. metres (504.8 sq. feet)



Total area: approx. 125.8 sq. metres (1354.1 sq. feet)

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