



39 Kittlegairy View

Peebles, Scottish Borders, EH45 9LZ



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Property Summary

This beautiful three/four-bedroom detached house forms part of a sought-after modern development, which enjoys a picturesque setting in Peebles close to the countryside. The impressive home is finished to exceptional standards throughout, offering wonderfully versatile accommodation for families, including modern interior design, three washrooms, a large garden, and private parking.

Nestled behind a front garden, the home's main door opens with a warm welcome into a hall with a handy WC. Directly ahead is the living room. Here, an understated colour palette enhances a minimalist-inspired aesthetic, creating a blank canvas that is easy to dress. It is well proportioned for comfy lounge furniture and brightly illuminated by dual-aspect glazing, including French doors that flow out into the rear garden. A built-in cupboard completes the room, providing storage for regularly used household items. Next door, the dining kitchen has spacious dimensions to accommodate a table and chairs for family meals. It has a stylish Shaker-inspired design too, incorporating excellent cabinet storage and solid oak worktops. Metro-style splashbacks complete the on-trend aesthetic, alongside integrated appliances for a streamlined finish (oven, five-burner gas hob, concealed extractor, dishwasher, and fridge/freezer). There's space for a freestanding washing machine and French doors extend the kitchen out into the garden for summer entertaining.

Features

- Stylish detached house
- Part of a modern development
- Picturesque setting in Peebles
- Attractive modern interiors
- Entrance hall with a handy WC
- Living room with garden access
- Shaker-inspired dining kitchen
- Versatile study/fourth bedroom
- Three double bedrooms
- Modern en-suite shower room
- Quality three-piece family bathroom
- Low-maintenance front and rear gardens
- Private monoblock driveway
- Gas central heating and double glazing
- EPC Rating - C





*Attractive modern interiors,
shaker-inspired dining kitchen,
three double bedrooms and a
versatile study/fourth bedroom*







Completing the ground floor is a charming study, which can alternatively be used as a fourth bedroom if required. Upstairs, a landing (with storage) extends to the three double bedrooms, all of which enjoy appealing décor and soft carpeting. The principal bedroom, with the largest footprint, also boasts a fitted wardrobe and the luxury of a modern en-suite shower room. The remaining bedrooms are served by a family bathroom, equipped with a quality three-piece suite and overhead shower – all enveloped in an attractive mix of premium tiles and white décor. Gas central heating and double glazing ensure year-round comfort. Outside, the home has a large rear garden that is fully enclosed for children and pets. It has a low-maintenance design, with designated planting beds and space for a greenhouse. To the front, there is also a private driveway laid with monoblock paving.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale. The washing machine and greenhouse are available by separate negotiation.

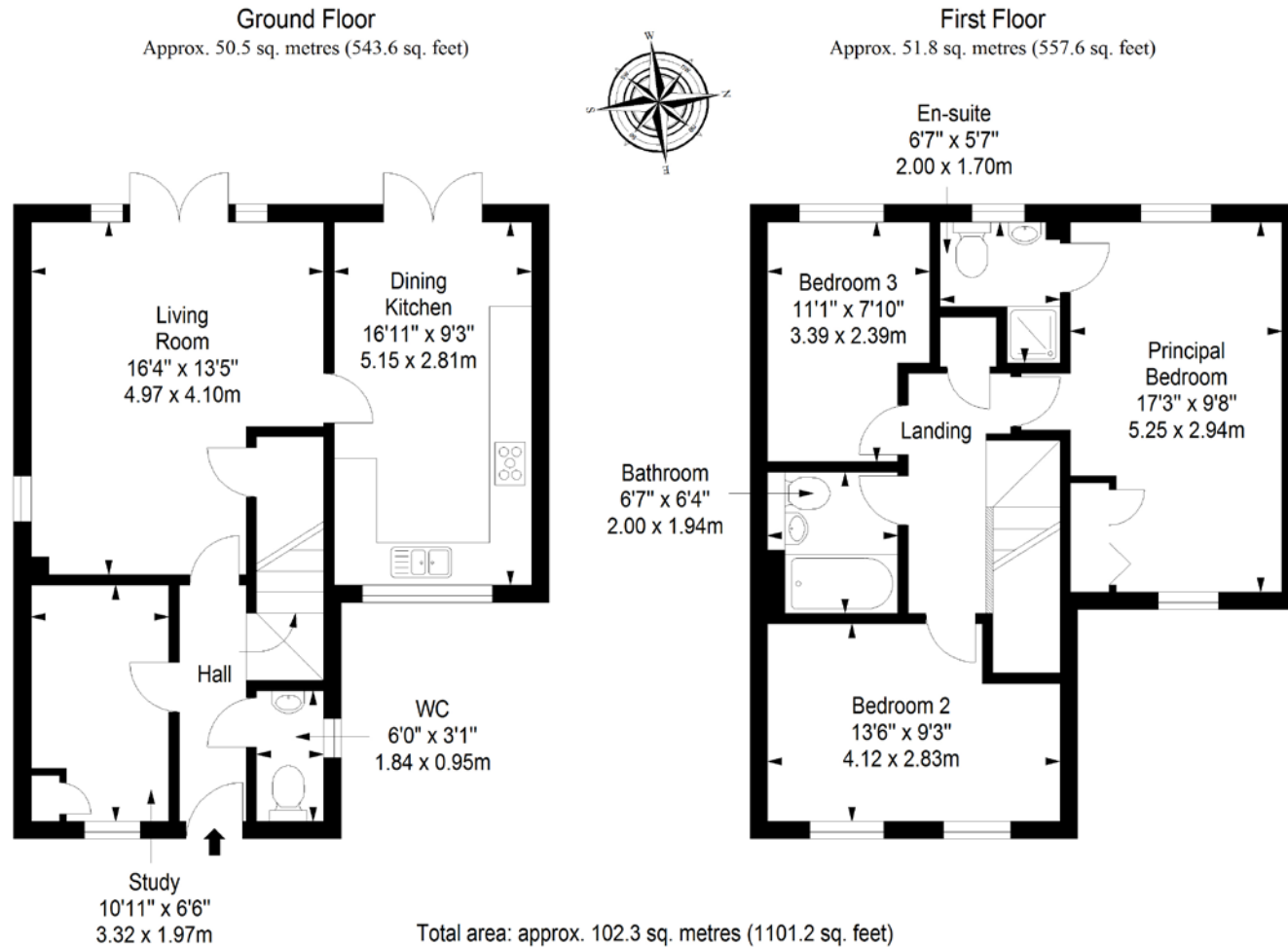
The Area

Nestled in the Tweed Valley within the Scottish Borders, the charming Royal Burgh of Peebles is a historic and picturesque town. The town has been recognised as the 'Top Independent Retailing Town in Scotland' with a wealth of independent shops as well as a handful of high-street supermarkets, including a Tesco superstore, banks, and a post office. The town is home to numerous top-quality restaurants, bars and cafés and is considered a cultural hub, with the distinguished Eastgate Theatre & Arts Centre hosting a wide range of events throughout the year. There are also several annual festivals held in the town, including the Beltane Festival, the Peebles Jazz Festival and the renowned Arts Festival. Situated on the banks of the River Tweed, famous for salmon fishing, and set within an area of outstanding beauty, Peebles promises a perfect base from which to enjoy all the countryside has to offer – from scenic riverside and parkland walks to horse riding and cycling. There is also an 18-hole golf course within the town, as well as a leisure centre and a swimming pool. For those with children, Peebles' catchment area encompasses some highly-regarded schooling, from nursery to secondary level. Peebles is also a popular Scottish Borders retreat for commuters, located just over 20 miles from Edinburgh city centre and within easy commuting distance from the city bypass, airport and motorway network.





Floorplan



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