



19 Biggiesknowe
Peebles, Scottish Borders, EH45 8HS



Blackwood & Smith LLP
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Property Summary

Tucked away at the heart of desirable Peebles, within strolling distance of the town's wide-ranging amenities and scenic riverside walks, this main-door one-bedroom flat lies on the ground floor of a traditional stone-built terrace, with a favourably sunny aspect and tasteful neutral décor. The bright immaculately presented interiors, with attractive contemporary finishings, also feature a shower room and social open-plan living. On-street parking outside the property is handily unrestricted. This property will certainly appeal to first-time buyers, professionals, and downsizers, owing to its sought-after country town location, an hour's drive from the capital.

The front door opens into a central entrance hall leading to the sunny open-plan reception room and corner kitchen. The comfortable seating area is focused around a charming feature fireplace and incorporates a study nook and window seat. The classical contemporary kitchen comes replete with fitted light-taupe cabinetry, coordinating splashback tiling in a mosaic pattern, and a wood-style countertop, perfectly complementing the room's oak-inspired floor. An integrated electric oven and hob with a statement chimney-style hood and an under-counter fridge and washing machine further equip the space.



Features

- Main-door ground-floor flat in Peebles
- Situated close to excellent amenities
- Well-presented modern interiors and neutral décor
- Entrance hallway
- South-facing open-plan kitchen and living room
- Attractive kitchen design
- Double bedroom with open wardrobe
- Modern shower room
- Unrestricted on-street parking
- Gas central heating system
- Double-glazed windows
- EPC Rating - D





South-facing open-plan kitchen and living room and a double bedroom with open wardrobe







Returning through the hall, you reach a bright and airy double bedroom featuring further contemporary timber-style flooring and an open recessed wardrobe, with floor space for freestanding furniture pieces. Completing the home and accessed from the hall is a modern shower room. The neutrally-tiled shower room is equipped with a WC, a pedestal basin, and a curved shower enclosure.

Externally, Biggiesknowe allows for unrestricted on-street parking. For outdoor recreation and relaxation, Pebbles provides superb access to scenic spaces, nestled on the banks of the River Tweed and surrounded by picturesque countryside.

Extras: Included in the sale are all fitted floor and window coverings, light fittings, and integrated/freestanding appliances.

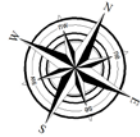
The Area

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, but also benefits from 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 arts events throughout the year. There are also a number of 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 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.



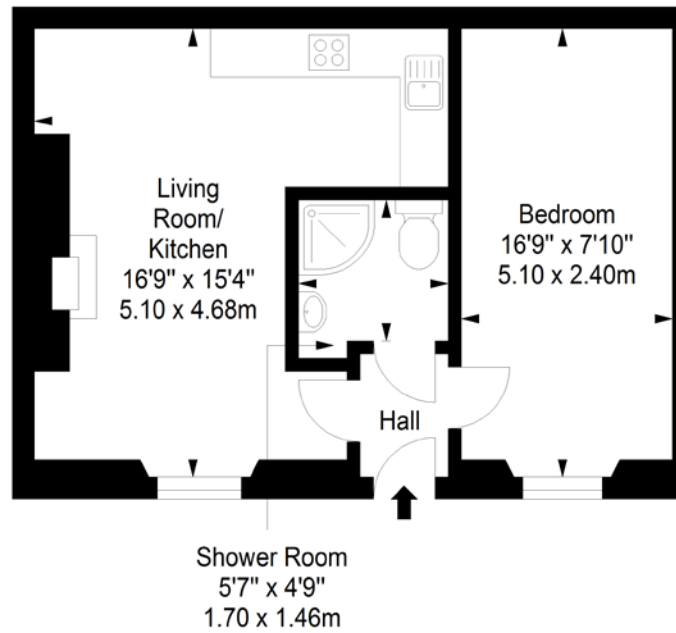


Floorplan



Ground Floor

Approx. 36.2 sq. metres (389.6 sq. feet)



Total area: approx. 36.2 sq. metres (389.6 sq. feet)

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