



Patenga, Kingsmuir Drive

Peebles, Scottish Borders EH45 9AA



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Occupying a generous corner plot, Patenga is a spacious three-bedroom detached bungalow, which provides buyers with an appealing blank canvas for décor. It features a large reception room, a south-facing conservatory, and a well-appointed kitchen. In addition to the internal accommodation the property also offers private parking and wraparound gardens. This rarely available bungalow has a convenient setting in Peebles, positioned within easy reach of all the town offers.

Stepping inside, the home's front door opens into the kitchen before passing through a central hall into the living/dining room. This reception area has spacious dimensions and a bright ambience, capturing lots of natural light throughout the day thanks to dual-aspect windows to the south and west. It can accommodate an excellent choice of furnishings, and it is neutrally decorated providing a clean slate for buyers. A neighbouring rear porch provides space for muddy boots and garden access, along with an adjacent multi-aspect conservatory. The conservatory faces to the south, offering a versatile and sunny space that can be used for relaxing, socialising, and even dining. Back in the kitchen, there is a generous selection of wood-toned cabinets and stone-effect worktops, which provide plenty of storage and workspace. The room has dual-aspect windows for a light-filled cooking environment, and it comes with an electric cooker and space for additional freestanding appliances. In addition, it has a neighbouring pantry providing further storage.



Features

- Detached bungalow with a large corner plot
- Convenient location in sought-after Peebles
- Near amenities, schools, and transport links
- Crisp blank canvas of décor throughout
- Spacious, dual-aspect living/dining room
- South-facing, multi-aspect conservatory
- Rear porch with direct access to the garden
- Generously appointed kitchen and a pantry
- Two double bedrooms and a single bedroom
- Three-piece shower room and separate WC
- Generous and mature wraparound gardens
- Private driveway and detached single garage
- Gas central heating and double glazing
- EPC Rating - D





Spacious, dual-aspect living/dining room, a south-facing, multi-aspect conservatory and a generously appointed kitchen with a pantry







Meanwhile, the three bedrooms are comprised of a large principal bedroom, a second double bedroom with fitted shelves and a clothes rail, and a versatile single bedroom with generous built-in wardrobe storage. All three rooms are light and airy, enhanced by neutral décor and soft fitted carpets. The property is finished with a bright three-piece shower room and a separate WC, both of which are conveniently located off the central hall, which is connected to the bedrooms. Gas central heating and double glazing ensure year-round comfort.

Outside, the property is enveloped by mature wraparound gardens, adorned with colourful shrubs and framed by established hedgerows for privacy. The gardens enjoy a tranquil ambience and lots of daily sun, together with patio areas for summer dining. A private driveway and a detached single garage provide off-street parking.

Extras: all fitted floor and window coverings, light fittings, and an electric cooker to be included in the sale.

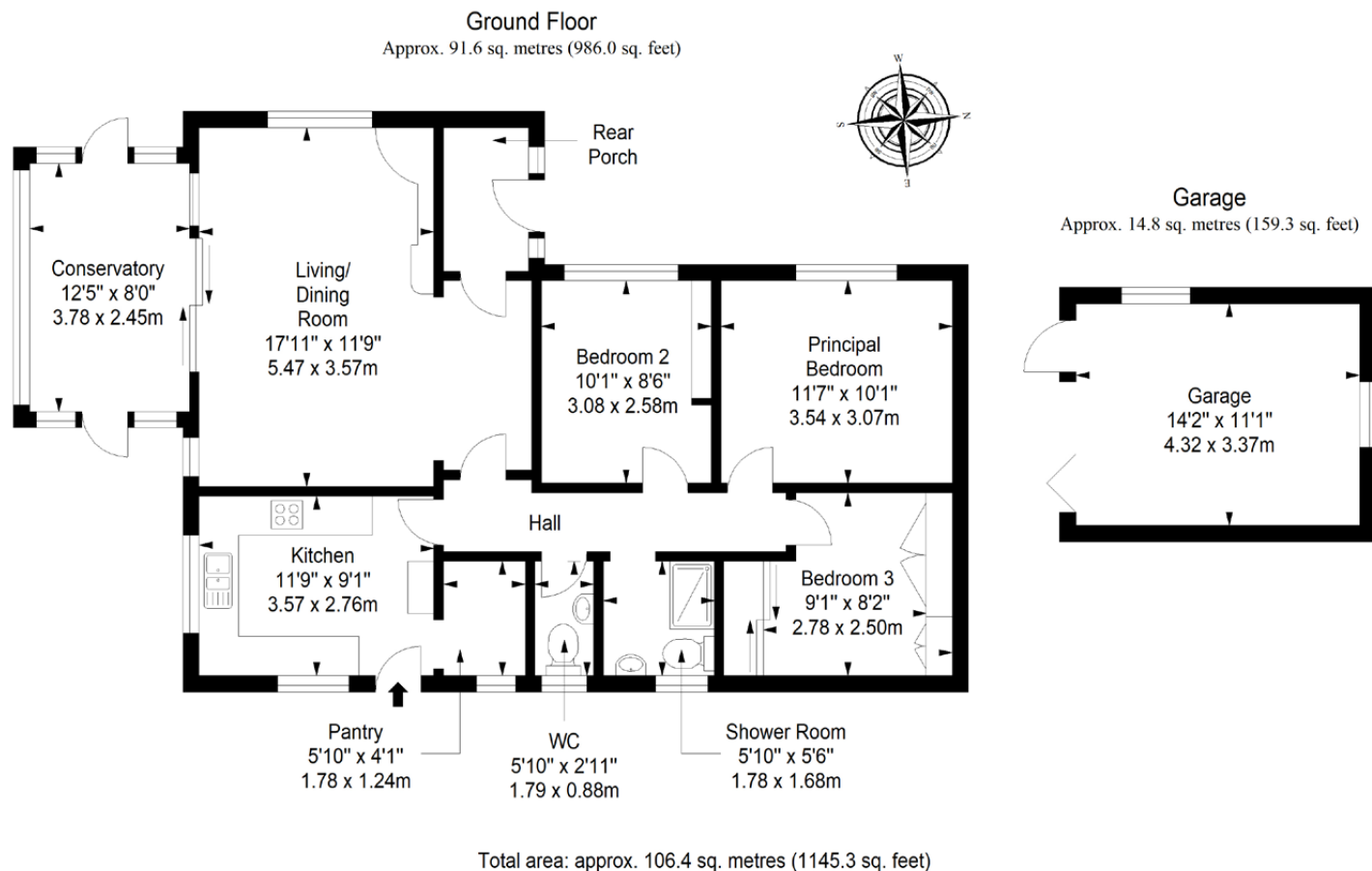
Peebles, Scottish Borders

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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