



7 South Park West

Peebles, Scottish Borders EH45 9EF



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Property Summary

This three-bedroom link-detached house in desirable Peebles is south-facing, providing plenty of sunlight in the generous reception room, kitchen, and attractive enclosed garden. The tasteful neutral interiors also boast a bright shower room and a second WC, while a garage and driveway for private parking complete the appealing home. Situated in a quiet residential area, the property is conveniently located within easy reach of the town centre, just a pleasant stroll across the River Tweed.

You enter via a vestibule with a handy WC leading to an entrance hall housing convenient storage. The hall flows through to a reception room that extends the full depth of the interior, with a sunny dual-aspect outlook and sliding glazed doors onto the rear garden. This comfortably carpeted area accommodates dedicated zones for dining and relaxation. Next door, the south-facing kitchen also leads onto the garden. The kitchen continues the home's neutral finish, attractively appointed in understated cream and wood tones. The fitted cabinetry and workspace are accompanied by an integrated oven with an induction hob and a tall fridge freezer with under-counter space for a washing machine.

Features

- Quiet setting in charming Peebles
- A short walk from central amenities
- Link-detached house with tasteful interiors
- Vestibule with WC and entrance hall with storage
- Sunny and spacious living/dining room with garden access
- South-facing kitchen with garden access
- Two double bedrooms with storage
- One single bedroom with storage
- Bright modern shower room
- Attractive front garden
- Enclosed south-facing rear garden
- Private driveway and attached single garage
- Gas central heating and double glazing
- EPC Rating - D





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“Sunny and spacious living/dining room with garden access and a south-facing kitchen with garden access”







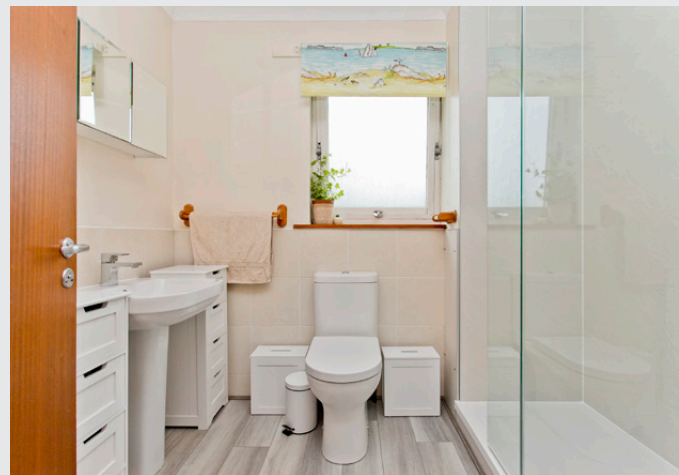
On the first floor, accessed from a naturally-lit landing, are three bedrooms, two doubles and a good-sized single. All bedrooms are supplemented by built-in storage. Finally, a bright modern shower room completes the accommodation. The simply-styled shower room features a WC, a pedestal basin, wall-mounted vanity storage, and a large walk-in shower enclosure. The property is kept warm and efficient with gas central heating and full double-glazing.

Externally, the house is hugged by front and rear gardens with neat lawns and established planting. The south-facing rear garden, with a shed and suntrap seating terrace, is reassuringly secure for children and pets. Private parking for multiple vehicles is provided via a driveway and attached single garage.

Extras: Included in the sale are all fitted flooring (except bedrooms), window coverings, light fittings, integrated oven and hob, freestanding fridge freezer, and shed.

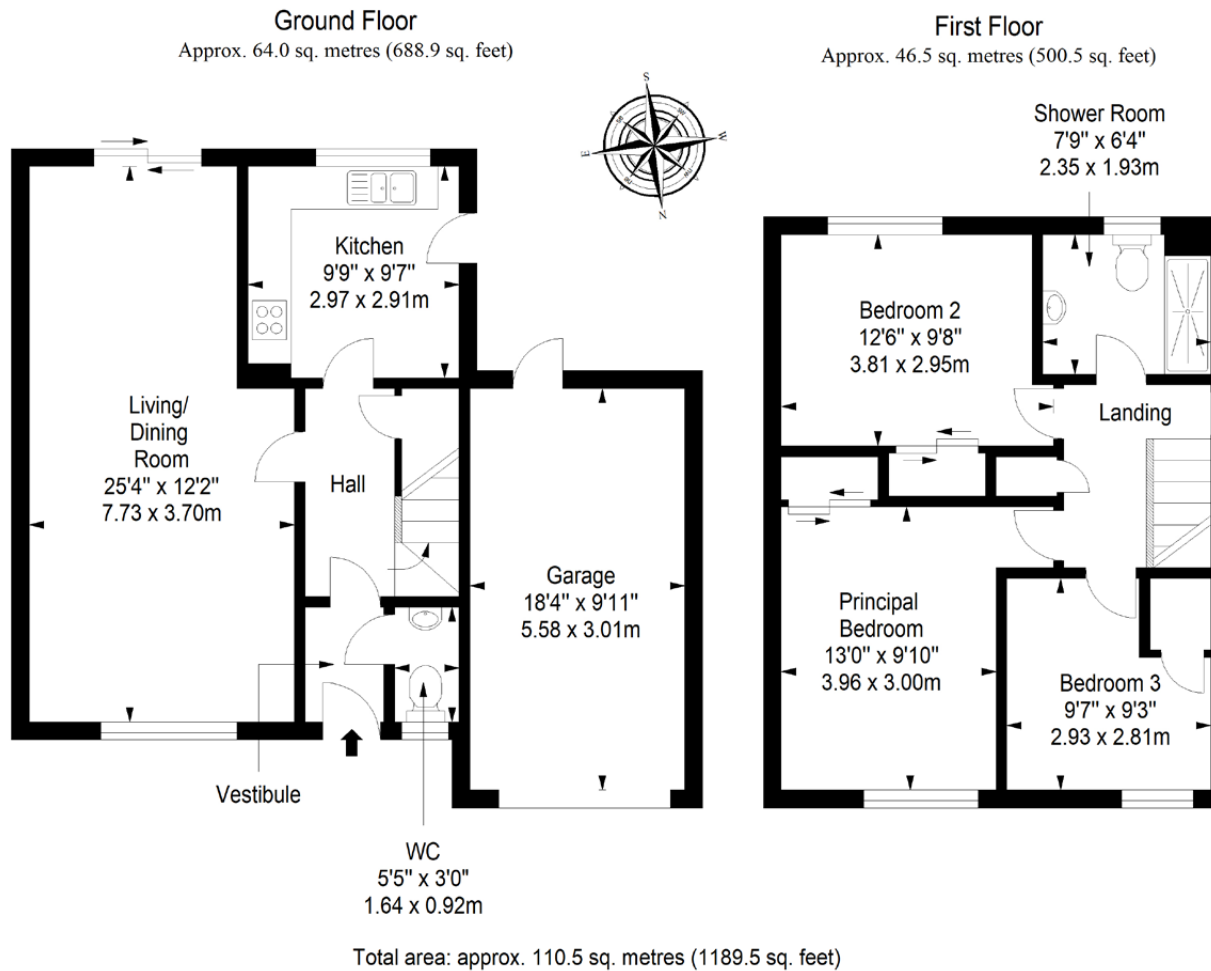
Peebles, Scottish Borders

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, 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



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