



# 8 Dovecot Lade

Peebles, Scottish Borders, EH45 8HR



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## Property Summary

Offering bright and spacious interiors and tasteful décor, this end-terrace house is situated on an established street in Peebles and offers three bedrooms, a wealth of living space, a kitchen, a useable attic room, a shower room, and a second WC/shower. Externally, the house is accompanied by a low-maintenance garden and benefits from access to private residents' parking.

An entrance porch (with a useful WC and shower) welcomes you into the home and leads through to a hallway with built-in storage. To the right of the hall, you will find an open-plan living room and dining room, offering a sociable open space that is perfect for everyday family life and entertaining alike. The room is neutrally decorated and fitted with a carpet for optimum comfort underfoot, and it provides plenty of space for configurations of lounge and dining furniture. Double doors to the rear of the dining room open into a large conservatory, offering a spacious extra reception area with direct garden access. The kitchen is conveniently connected to the dining area and is appointed with modern white wall and base cabinets, spacious worktops, and eye-catching splashback tiling. An oven, hob, and extractor fan are integrated, whilst provision is made for freestanding and undercounter appliances. The home's three bedrooms are situated on the first floor, approached via a staircase and landing. The two larger bedrooms benefit from built-in wardrobes, whilst the third has a useful cupboard.

## Features

- End-terrace house in Peebles
- Entrance porch with WC/shower room and hall with storage
- Generous open-plan living room and dining room
- Conservatory with garden access
- Well-appointed kitchen
- Two bedrooms with built-in wardrobes
- Third bedroom with cupboard storage
- Useable attic space
- Attractive, modern shower room
- Low-maintenance rear garden
- Private residents' parking
- Gas central heating and double glazing
- EPC Rating - C







*End-terrace house in Peebles with a generous open-plan living room and dining room, and three bedrooms*







One of the bedrooms affords access to the attic, where useable space can be found. Finally, a shower room completes the accommodation on offer and comprises a large shower enclosure, a countertop basin, and a WC. Gas central heating (powered by a combi boiler and benefiting from Hive smart controls) and double glazing (with the exception of the glass panels at the front door) ensure year-round comfort and efficiency.

Externally, the house is accompanied by a good-sized, sunny rear garden, paved for easy upkeep and featuring a wealth of leafy shrubbery. Private residents' parking can be found to the rear of the property.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated and freestanding kitchen appliances will be included in the sale. Some of the furniture is also available by separate negotiation.

**NB: The house is being sold chain-free.**

## Peebles

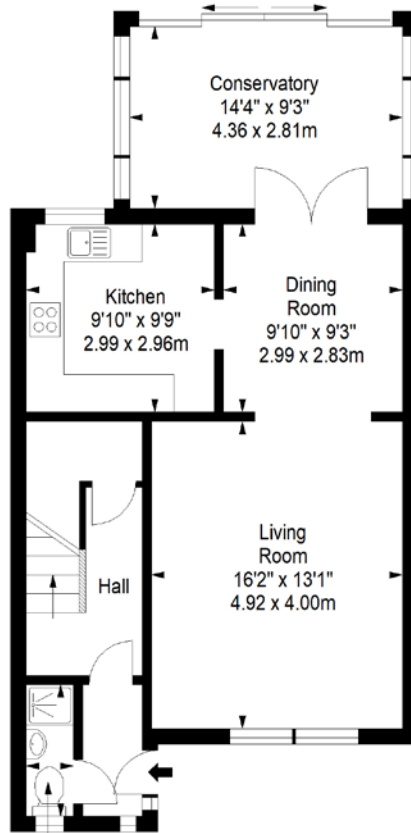
Nestled in the Tweed Valley within the Scottish Borders, the charming Royal Burgh of Peebles is a historic and picturesque town. The town has been recognised as the 'Top Independent Retailing Town in Scotland' with a wealth of independent shops as well as a handful of high-street supermarkets, including 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.



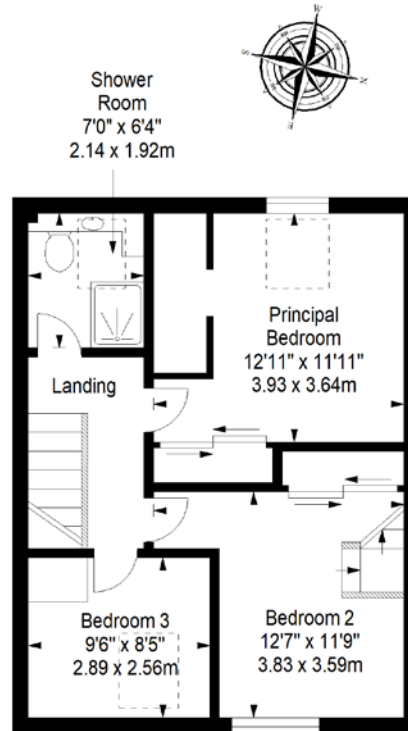


# Floorplan

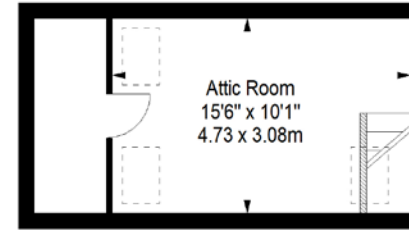
**Ground Floor**  
Approx. 64.5 sq. metres (694.3 sq. feet)



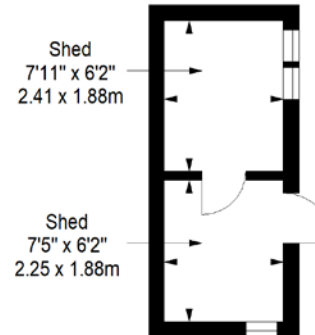
**First Floor**  
Approx. 48.3 sq. metres (519.9 sq. feet)



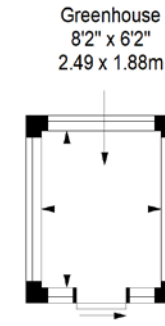
**Attic**  
Approx. 18.6 sq. metres (200.2 sq. feet)



**Shed**  
Approx. 9.1 sq. metres (98.0 sq. feet)



**Green House**  
Approx. 4.7 sq. metres (50.6 sq. feet)



Total area: approx. 145.2 sq. metres (1563.0 sq. feet)

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