



2 Walkershaugh
Peebles, Scottish Borders EH45 8AU



Blackwood & Smith LLP
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Property Summary

This traditional semi-detached house is situated on an established street in sought-after Peebles and boasts beautifully presented, contemporary interiors, enhanced by neutral décor and lovely original features. The home enjoys three bedrooms, a living room, a large dining kitchen, and two bathrooms, plus a low-maintenance front garden, a south-facing rear garden, and access to unrestricted on-street parking.

A practical entrance vestibule welcomes you into the home and leads through to a long hallway with built-in storage. On your left, you step into a living room, where a spacious footprint allows for various configurations of lounge furniture and neutral décor is accompanied by a comfortable fitted carpet, a picture rail, and beautifully detailed cornicing and a ceiling rose. A fireplace creates an ideal focal point around which furniture can be arranged, and it is flanked by an open Edinburgh press. Along the hall in the kitchen, a selection contemporary, gloss-white cabinets are supplemented by spacious wood worktops, and integrated appliances comprise an oven, a microwave, a ceramic hob, and an extractor hood. Provision is also made for freestanding appliances, and ample room is provided for a dining table and chairs. The kitchen also affords access to the garden.

Features

- Traditional semi-detached house in Peebles
- Beautifully presented, contemporary interiors and original features
- Entrance vestibule and hall with storage
- Generous, bay-fronted living room with a fireplace
- Large, modern dining kitchen with garden access
- Three well-proportioned double bedrooms
- Stylish shower room
- Pristine family bathroom
- Low-maintenance front garden
- South-facing rear garden and side garden
- Access to unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - D



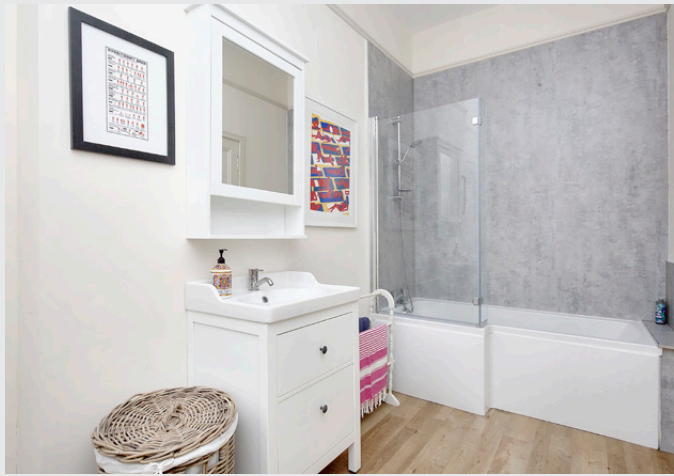




Three well-proportioned double bedrooms, a stylish shower room and a family bathroom







The home accommodates three well-proportioned double bedrooms, all enjoying tranquil, neutral décor, with two carpeted for optimum comfort underfoot. The two ground-floor bedrooms feature characterful fireplaces and Edinburgh presses. There is also a ground-floor bathroom comprising an L-shaped bathtub with an overhead shower and a glazed screen, a basin set into vanity storage, and a WC. Finally, a first-floor shower room completes the accommodation and offers a large shower enclosure, a WC-suite, and vanity storage. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the home is accompanied by front, side, and rear gardens. The former is paved and gravelled for easy upkeep, whilst the latter is enviably south-facing and includes a lawn bordered by colourful planting, and a patio for outdoor seating and summer barbecues. The side garden has an artificial lawn and a shed for outdoor storage. Unrestricted on-street parking can be found on Walkershaugh.

Extras: All fitted floor coverings, window coverings, light fittings (except kitchen pendant light), and integrated kitchen appliances will be included in the sale. The commercial grill, gazebo, and hot tub are available by separate negotiation.

Peebles

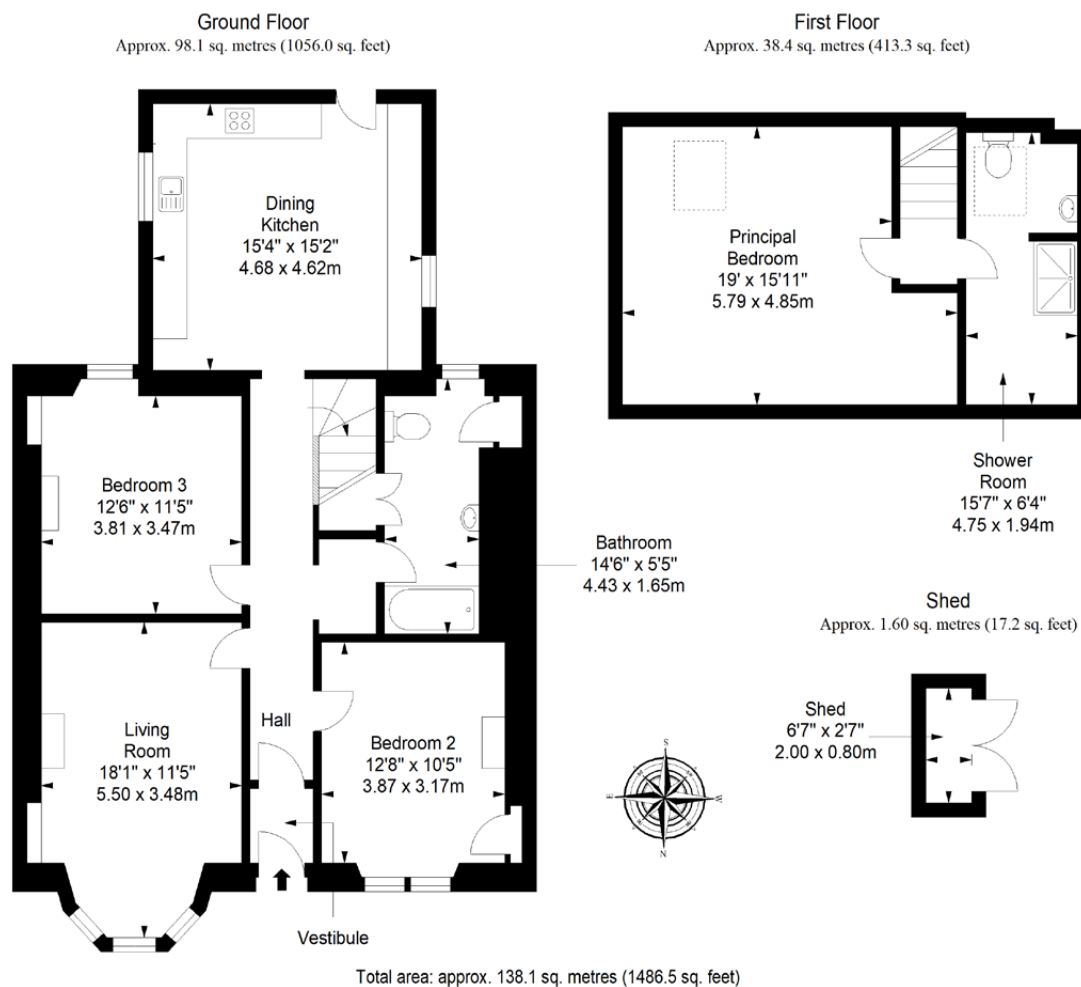
Nestled in the Tweed Valley within the Scottish Borders, the charming Royal Burgh of Peebles is a historic and picturesque town. The town has been recognised as the 'Top Independent Retailing Town in Scotland' with a wealth of independent shops as well as a handful of high-street supermarkets, including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





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Floorplan



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