



# 35 Standalane View

Peebles, Scottish Borders EH45 8LS



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## Property Summary

This generous detached house forms part of an attractive, modern development in Peebles and offers four bedrooms, a living room, an open-plan kitchen, family, and dining room, and two bathrooms (plus a separate WC), all presented with exceptionally stylish, contemporary interiors. The house is accompanied by a good-sized garden, an attached single garage, and a private driveway.

Welcoming you into the home and immediately setting the tone for the interiors to follow is an inviting hallway (housing a WC), with subtly detailed wallpaper and vinyl wood-styled flooring. Immediately on your right, you step into a living room, where plenty of space is provided for arrangements of lounge furniture, and neutral décor is enhanced by a stylish feature wall and a fitted carpet for optimum comfort underfoot. Continuing along the hall, you reach the open-plan kitchen, family, and dining room, which is sure to be a sociable hub of the home and is perfect for everyday family life and entertaining alike. The kitchen is well-appointed with a wide range of glossy, contemporary cabinetry, spacious worktops, and integrated appliances comprising a double oven, a gas hob, an extractor hood, a fridge/freezer, a dishwasher, and a washing machine. A pantry cupboard offers additional hidden storage, and there is ample space for a large dining table and chairs, set next to French doors opening onto the garden.

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## Features

- Generous detached house in Peebles
- Stylish, contemporary interiors
- Entrance hallway with WC
- Elegant, southeast-facing living room
- Open-plan kitchen, dining, and family room with garden access
- Four double bedrooms (two with built-in wardrobes)
- One en-suite shower room
- Separate four-piece family bathroom
- Attached single garage and private driveway
- Gas central heating and double glazing
- EPC Rating - C





*Four double bedrooms  
(two with built-in wardrobes), one  
en-suite shower room and a separate  
four-piece family bathroom*







The bedrooms can all be found on the first floor, approached via a staircase and landing with built-in storage. The sleeping areas are all good-sized doubles and two are accompanied by built-in wardrobes, including the principal, which also benefits from an en-suite shower room comprising a large shower enclosure, a pedestal basin, and a WC. A family bathroom completes the accommodation on offer and comes replete with a bathtub, a separate shower enclosure, a WC-suite, and a tall chrome towel radiator. The home is kept warm by a gas central heating system and benefits from double-glazed windows throughout.

Externally, the house is accompanied by a secluded rear garden, backing onto woodland and featuring a spacious, well-maintained lawn, patios for outdoor seating and barbecues. There is also a large lean-to shed to the side of the property. Excellent private parking for multiple cars is provided by an attached single garage and a driveway.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. The barbecue hut and hot tub are also available on request.

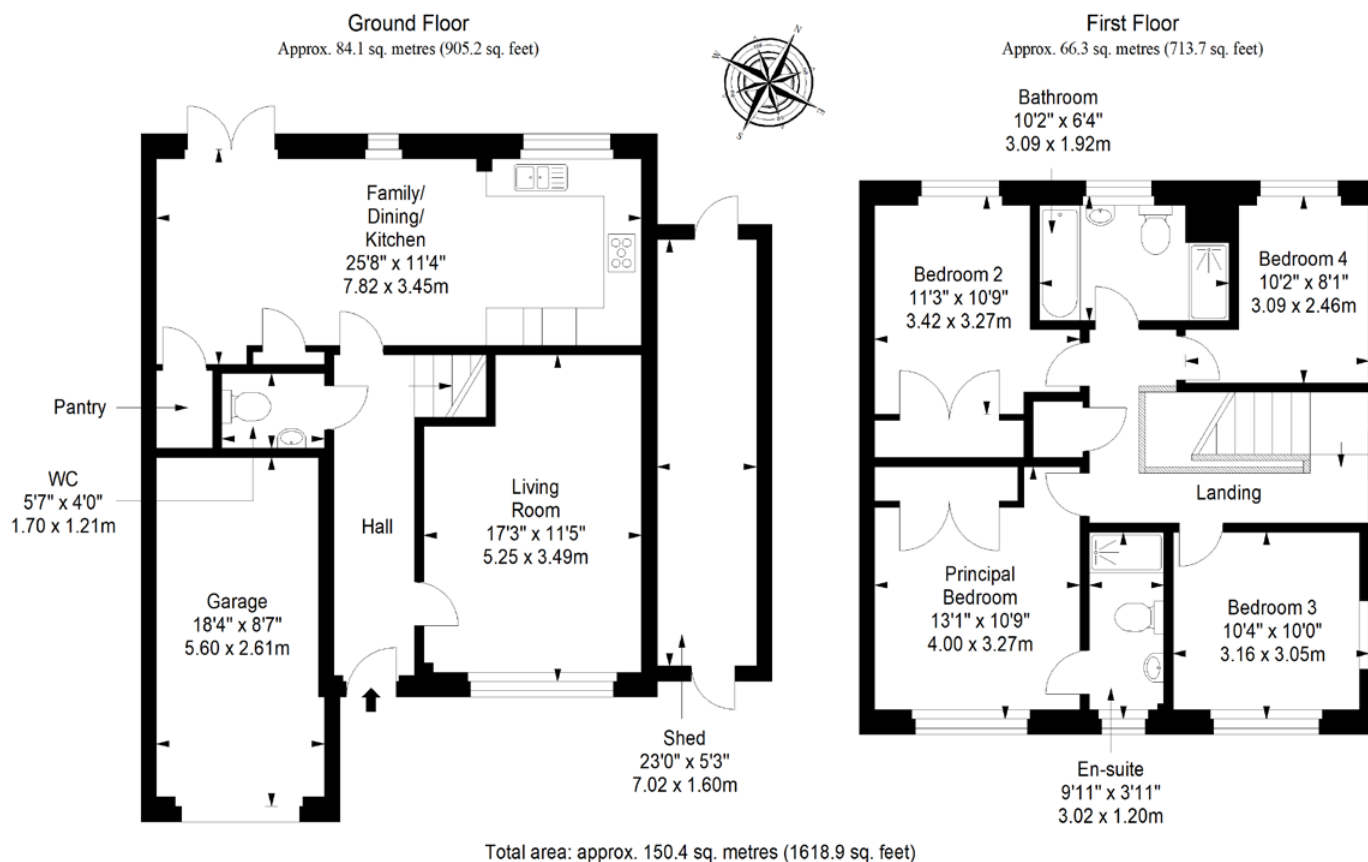
## Peebles, Scottish Borders

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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