



8 Loaning Crescent  
Peebles, Scottish Borders EH45 9JR



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## Property Summary

Appealing to professionals, young families, and downsizers, this two-bedroom detached bungalow in sought-after Peebles enjoys a quiet setting on its rural fringes within walking distance of the town centre with its charming shopping and other amenities. The bungalow sits on a large plot with attractive low-maintenance gardens that are south-facing and secluded to the rear. There is also excellent private parking with a long driveway leading to a detached single garage.

Behind the front door is a light and airy central hall that is carpeted for a welcoming introduction to the interior. The hall features two useful cloak cupboards and hatch access to a loft. Leading off this inviting entrance area is a carpeted reception room lit by a wide window. This bright and spacious room promises a flexible footprint for comfortable seating and dining furniture. Returning across the hall you reach a kitchen bathed in all-day sun via double garden-facing windows. The classically styled kitchen comes equipped with tasteful oak-inspired cabinets and a good amount of workspace. A freestanding electric cooker, washing machine, and fridge are housed within this well-appointed space.

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## Features

- Quiet setting close to amenities
- Detached bungalow
- Airy entrance hall with good storage
- Bright and spacious living/dining room
- South-facing kitchen
- Two double bedrooms (one with storage)
- Bright shower room
- Low-maintenance gardens, with a sunny, secluded rear position
- Multi-car private driveway
- Detached single garage
- Gas central heating and double glazing
- EPC Rating - C





*Bright and spacious living/dining room, a south-facing kitchen, two double bedrooms and a shower room*







Also found within the home are two carpeted double bedrooms, both of a good size with one room benefiting from built-in storage. Finally, completing the interior is a bright shower room boasting a WC suite, vanity storage, and an aqua-panelled walk-in enclosure. Gas central heating and full double glazing ensure warmth and efficiency.

Externally, the bungalow's gardens include gravelled and neatly lawned areas hugged by established planting. The garden to the rear is wonderfully secluded with a south-facing position and a paved terrace for alfresco dining. Multi-car private parking is provided with a long side driveway leading to a detached single garage.

Extras: All fitted floor and window coverings, light fittings, and kitchen appliances are included in the sale.

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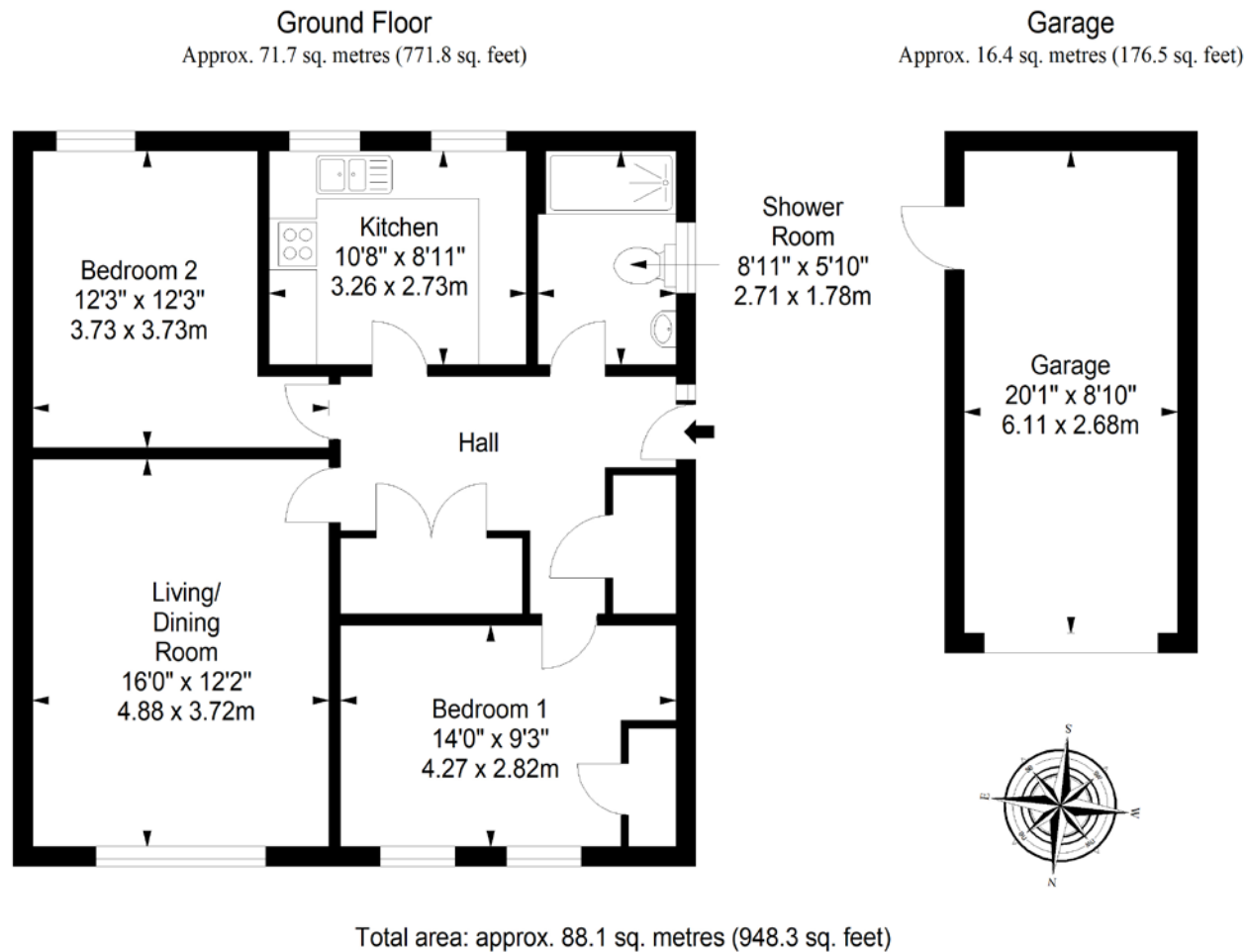
## Peebles, Scottish Borders

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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