



# Braidwynn

Winkston, Peebles, Scottish Borders EH45 8PH



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## Property Summary

This traditional detached cottage boasts a semi-rural setting just outside Peebles, overlooking the picturesque Scottish Borders countryside and enjoying stunning views from all windows. The home offers three bedrooms, a living room, a dining kitchen, and a shower room, and it provides an exciting opportunity for modernisation and upgrades, giving the new owner a blank canvas to put their own stamp on. The home is accompanied by low-maintenance gardens and private off-road parking.

A long L-shaped hallway (with built-in storage) welcomes you into the property. On your right, you step into a kitchen, where wall and base cabinets are accompanied by spacious worktops and splashback tiling. Integrated appliances comprise a double oven, a gas hob, and an extractor hood, whilst a fridge/freezer, an additional fridge, and a dishwasher are included. Ample space is also provided for a seated dining area, ideal for sit-down family meals and entertaining with guests. The living room is connected to the kitchen and is filled with natural light through dual-aspect glazing, including south-facing windows and a set of French doors opening onto the front garden.

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## Features

- Traditional detached cottage just outside Peebles
- Wonderful, far-reaching views of the countryside
- Entrance hallway with built-in storage
- Sunny, dual-aspect living room
- Spacious dining kitchen
- Three double bedrooms with built-in storage
- Bright shower room
- Low-maintenance front, side, and rear gardens
- Private off-road parking
- LPG gas central heating and double glazing
- EPC Rating - G





*An exciting opportunity for modernisation and upgrades, giving the new owner a blank canvas to put their own stamp on.*







Returning back through the hall, you reach the home's three double bedrooms, all offering plenty of space for freestanding furniture, with floorspace maximised by excellent built-in storage. Finally, a shower room completes the accommodation on offer and comprises a shower enclosure, a pedestal basin, a WC, and space and plumbing for a washing machine (which is included in the sale). LPG gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the home is accompanied by predominantly paved gardens, featuring a wealth of leafy, mature trees and shrubs, and a number of sheds for outdoor storage. Private off-road parking is provided to the front of the property.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated and freestanding kitchen appliances will be included in the sale.

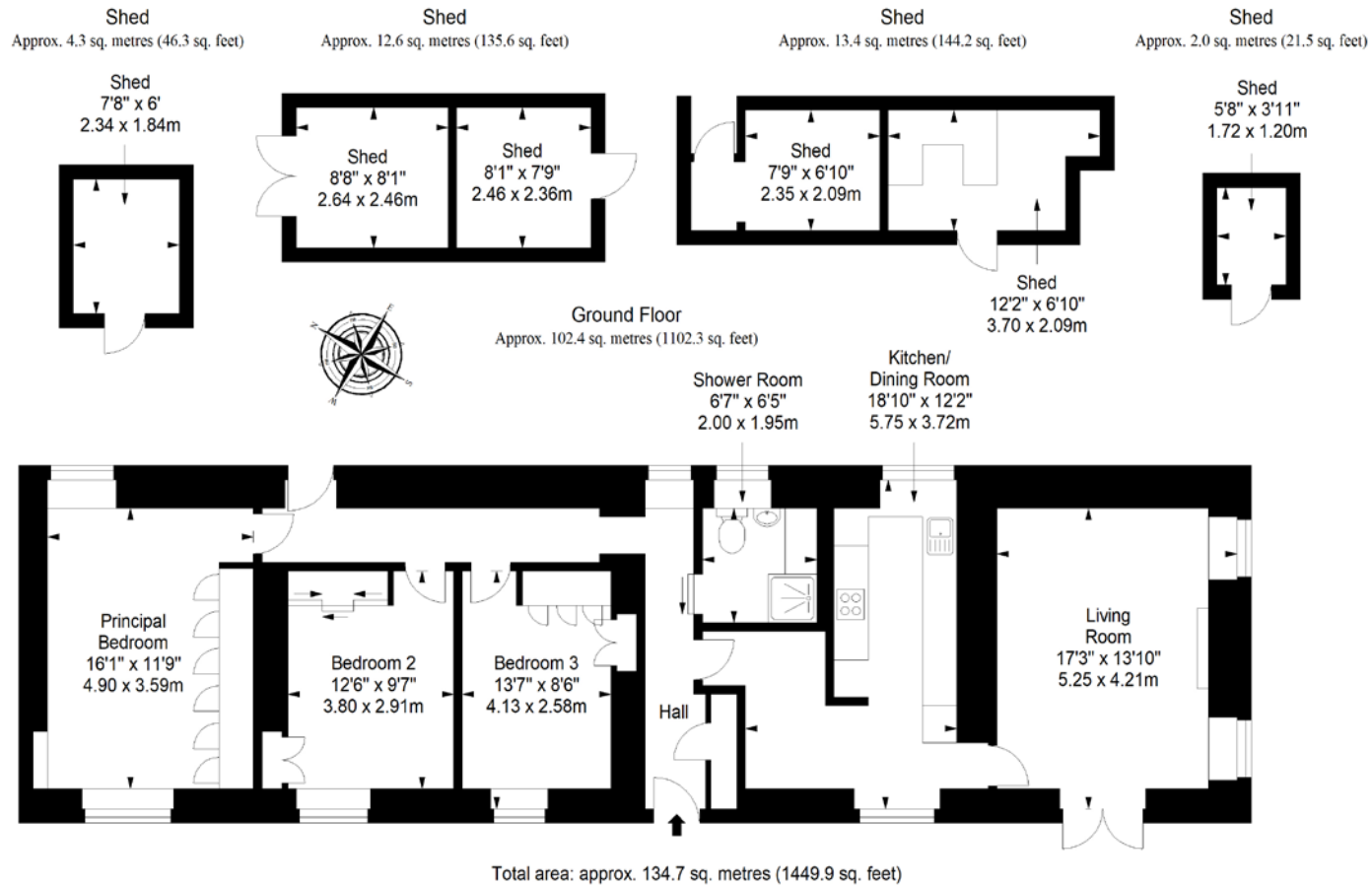
## Peebles, Scottish Borders

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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