



11 Waverley Way
Peebles, Scottish Borders, EH45 9BD



Blackwood & Smith LLP
SOLICITORS AND ESTATE AGENTS



Property Summary

This semi-detached house is set within an established residential area of Peebles, peacefully overlooking communal green space and enjoying two bedrooms, two reception areas, a dining kitchen a shower room, and a separate WC. Externally, the home is accompanied by a south-facing, low-maintenance garden and access to ample unrestricted parking.

The front door opens into a bright hallway with a useful two-piece WC, leading directly into the living room on the right. The living room occupies a generous footprint which allows for various configurations of lounge furniture, all arranged around a homely fireplace, and it is accompanied by built-in storage. Doors from here lead into an adjoining conservatory, filled with southerly sunshine through a wealth of glazing and representing a second comfortable sitting area in which to enjoy the garden, with doors opening outside – perfect for alfresco dining and family recreation during the summer months. The kitchen neighbours the living room and is fitted with a selection of wall and base cabinets, spacious worktops, and splashback tiling, as well as integrated appliances comprising an oven, a hob, and an extractor hood. Provision is made for a freestanding fridge/freezer and an undercounter washing machine, whilst space is provided for a seated dining area. The kitchen also affords access to the garden.

Features

- Semi-detached house in Peebles
- Entrance hall with WC
- Spacious living room with fireplace
- Versatile conservatory with garden access
- Bright kitchen with space for dining and garden access
- Two double bedrooms (one with a large built-in wardrobe)
- Three-piece shower room with vanity storage
- South-facing, low-maintenance rear garden
- Ample unrestricted parking
- Gas central heating and double glazing
- EPC Rating - C





Set within an established residential area of Peebles, peacefully overlooking communal green space







Upstairs, a landing (with storage) leads to two bedrooms and a shower room. The bedrooms both offer plenty of space for freestanding furniture, with one accompanied by a large built-in wardrobe with sliding mirrored doors. Finally, the shower room comprises a large shower enclosure, and a WC-suite set into a vanity unit with an illuminated mirror. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the house is accompanied by an enviably south-facing rear garden. The garden is predominantly paved for easy upkeep and features leafy shrubbery and established planting, whilst a shed offers handy outdoor storage. Ample unrestricted parking spaces can be found on Waverley Way.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale, as well as the freestanding fridge/freezer, washing machine and the tumble dryer in the shed. Most of the furniture in the property will be available by separate negotiation if wished.

Peebles, Scottish Borders

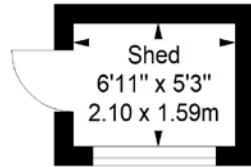
Nestled in the Tweed Valley within the Scottish Borders, the charming Royal Burgh of Peebles is a historic and picturesque town. The town has been recognised as the 'Top Independent Retailing Town in Scotland' with a wealth of independent shops as well as a handful of high-street supermarkets, including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



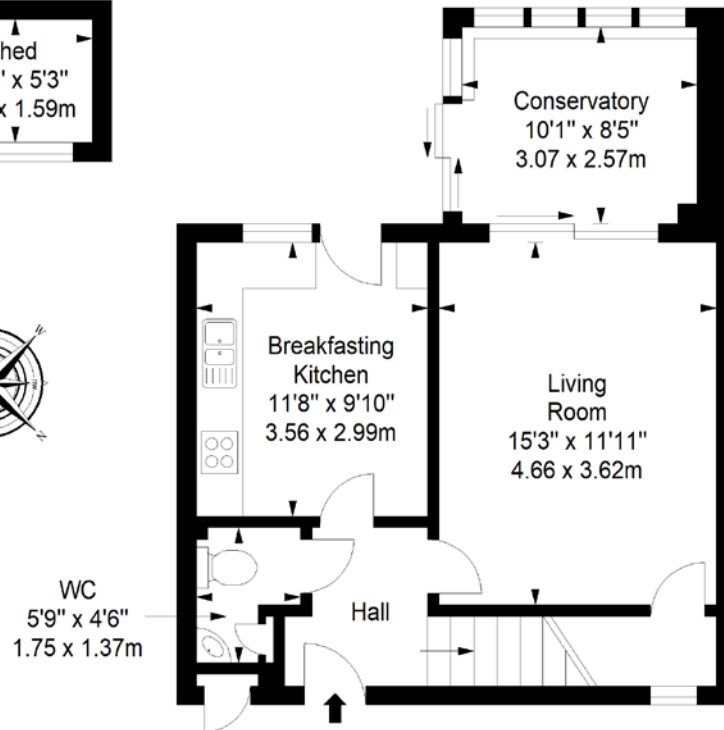


Floorplan

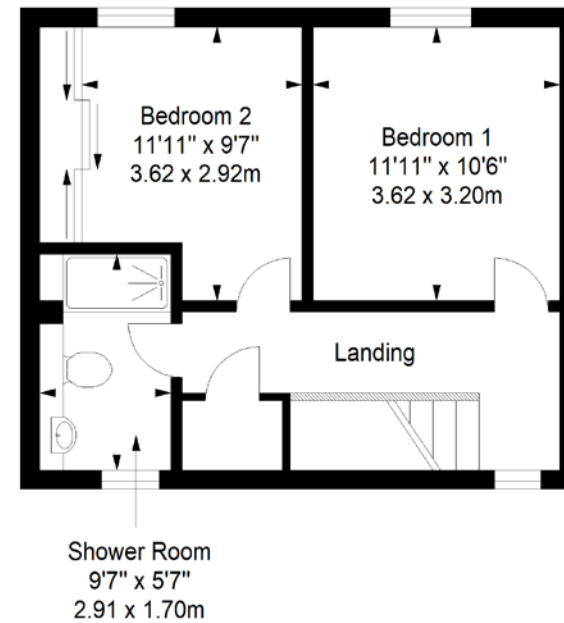
Shed
Approx. 3.3 sq. metres (35.5 sq. feet)



Ground Floor
Approx. 47.3 sq. metres (509.1 sq. feet)



First Floor
Approx. 38.8 sq. metres (417.6 sq. feet)



Total area: approx. 89.4 sq. metres (962.3 sq. feet)

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