



# 1 Provost Kirkpatrick Court

Peebles, Scottish Borders EH45 8EW



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This end-terrace house forms part of an attractive, established modern development in desirable Peebles, offering four/five bedrooms, three reception areas, a kitchen, and two bathrooms (plus a separate WC), all presented with tasteful, modern interiors and neutral décor throughout. The home is ideally situated for easy access to the town's excellent amenities, such as shops (including supermarkets), schools at primary and secondary levels, eateries, fitness and leisure facilities, and beautiful outdoor spaces.

A welcoming hallway (with built-in storage and a useful WC) invites you into the home and immediately sets the tone for the interiors to follow with neutral décor and a plush fitted carpet. To the right of the hall lies a south-facing living room, with double doors connecting to an adjoining dining room, opening to create a sociable, flowing space that is perfect for everyday family life and entertaining alike. The reception rooms both continue the presentation of the entrance area with the same neutral décor and carpeting, and the living room features a homely fireplace around which furniture can be arranged. The kitchen is conveniently connected to the dining room and is also separately accessible from the hall. It comes well-appointed with a range of contemporary, gloss-cream wall and base cabinets, spacious granite worktops, and neutral splashback tiling. Integrated appliances comprise an oven, a combination microwave, an induction hob, a contemporary extractor hood, and a dishwasher, whilst space and plumbing are provided for a washing machine in a hall cupboard. Space is also provided in the kitchen for a freestanding American-style fridge/freezer. A conservatory, accessed from both the kitchen and dining room, presents a third reception area with space for a comfortable seating and area doors to the garden.

Completing the ground-floor accommodation is a flexible room (with a fitted desk/shelving) that could be utilised as a fifth bedroom, if desired, or a home office – ideal for those requiring a quiet space to work or study from home.

## Features

- End-terrace house in Peebles
- Well-presented, modern interiors
- Entrance hall with storage and WC
- Elegant, south-facing living room
- Spacious dining room
- Versatile conservatory with garden access
- Contemporary, well-appointed kitchen
- Versatile study/bedroom 5
- Four further bedrooms with built-in storage
- One en-suite shower room
- Separate family bathroom
- Good-sized side and rear garden
- Allocated parking space/private residents' parking
- Gas central heating and double glazing
- EPC Rating - C





*Elegant, south-facing living room,  
a spacious dining room and a  
versatile conservatory with  
garden access*







On the first floor, a landing (with built-in storage) leads to the four remaining double bedrooms and a family bathroom. The sleeping areas all continue the attractive presentation of the preceding accommodation with neutral décor and comfortable carpets, and all four are accompanied by built-in wardrobes/storage. The principal bedroom has the added luxury of an en-suite shower room comprising a large shower enclosure, a WC-suite, and vanity storage. Finally, the family bathroom comes complete with a bath and a WC-suite set into storage. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the house is accompanied by a leafy front garden and a spacious side and rear garden. The side and rear garden features a well-maintained lawn, paved patio areas for outdoor dining furniture and barbecues, and a leafy, colourful border. The property benefits from access to ample private residents' parking.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. The washing machine, fridge/freezer, and some furniture may be available by separate negotiation.

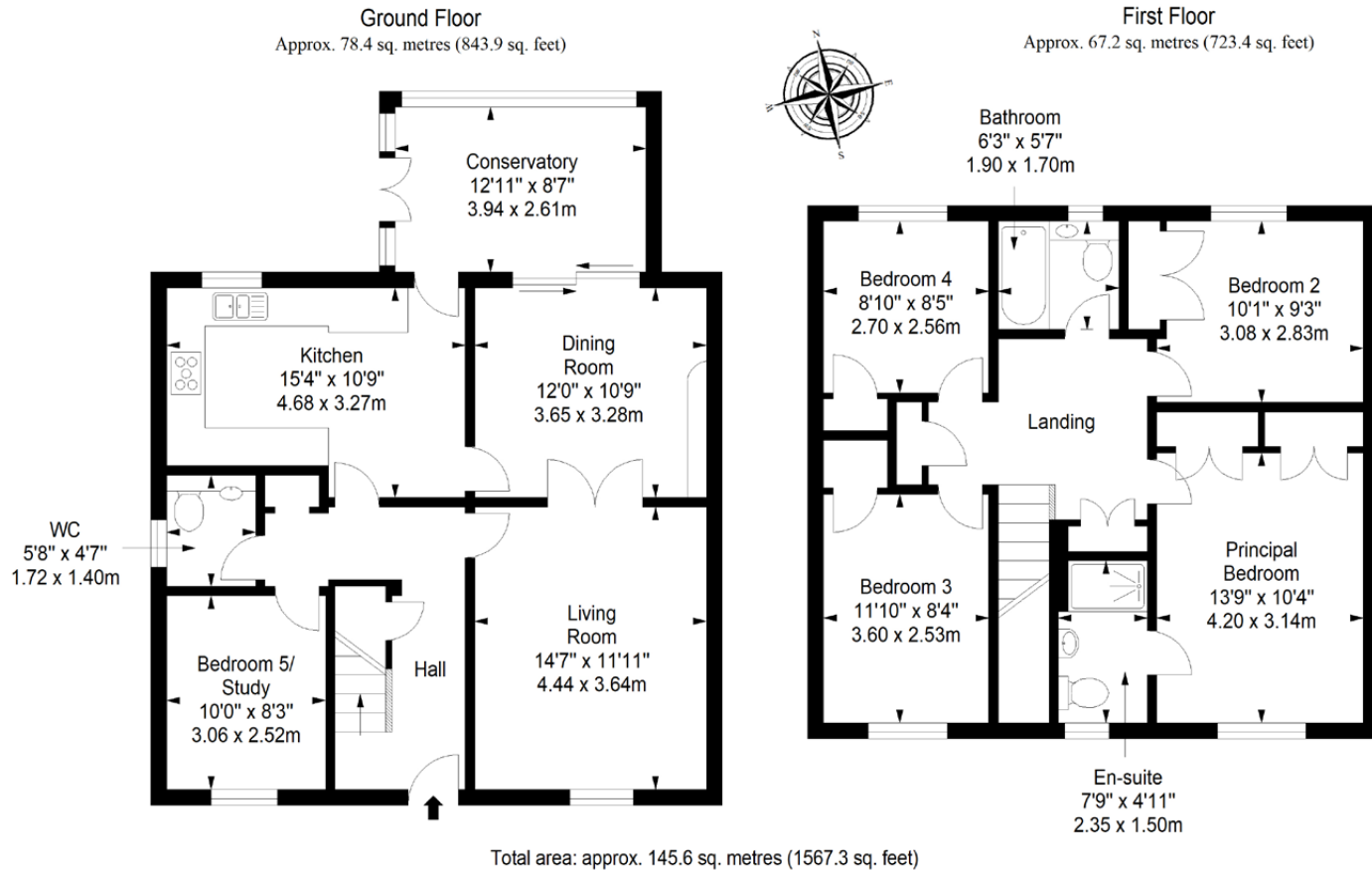
## The Area

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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