



34 March Street
Peebles, Scottish Borders EH45 8EP



Blackwood & Smith LLP
SOLICITORS AND ESTATE AGENTS



Desirably located in the Peebles conservation area, this traditional semi-detached house has all the benefits of period architecture (the large rooms and historic flourishes), alongside modern neutral décor for a true move-in condition. The three-bedroom home further boasts two reception areas and two washrooms, as well as private gardens and private parking for multiple cars.

Inside, a vestibule welcomes you, flowing into a bright hall via an internal door with a unique stained-glass motif. The hall provides understairs storage and a WC before leading left into the living room. This spacious reception area instantly catches the eye, with its plush carpeting and on-trend decoration, paired with white detailing which draws attention to the detailed cornice work and ceiling rose, as well as the picture rail and south-facing bay window. A shelved recess and a focal-point feature fireplace finish this elegant room. Next door, the dining room and breakfasting kitchen share a generous open-plan layout, ensuring a sociable flow of accommodation that is perfect for lively dinner parties. Finished in a subtle neutral tone and with a wood-textured floor, the space has an inviting aesthetic too. The dining area is framed by a beautiful period fireplace, set beside a shelved recess, whilst the kitchen is neatly zoned behind open archways. The kitchen also has space for another table and it is well-appointed with white cabinets and wood-style worktops. Freestanding appliances are also included and additional built-in storage completes the space.

Features

- Traditional semi-detached house
- In the Peebles conservation area
- Attractive décor and period features
- Vestibule with stained-glass glazing
- Central hall with storage and a WC
- Living room with south-facing aspect
- Large dining room with built-in storage
- Well-appointed breakfasting kitchen
- Naturally-lit landing
- Two spacious double bedrooms
- Versatile single bedroom/nursery/office
- Traditional-inspired three-piece bathroom
- Private gardens to the front and rear
- Private driveway and timber-framed garage
- Gas central heating and double glazing
- EPC Rating - E





*Living room with south-facing aspect,
a large dining room with built-
in storage and a well-appointed
breakfasting kitchen*







The three bedrooms are on the first floor, enjoying light décor for a cheerful ambience and soft carpeting for optimal comfort. The principal and second bedrooms are spacious doubles with feature fireplaces, whilst the third bedroom is a versatile single that would equally well as a nursery or an office. The home is completed by a traditional-inspired bathroom. It features tongue-and-groove panelling, a toilet, a towel radiator, a pedestal washbasin, and a freestanding roll-top bath with handheld and overhead showers. Gas central heating and double glazing ensure year-round comfort.

Outside, the home has a mature front garden and a good-size rear garden, which has a lawn and a summer dining area. A long private driveway and a timber-framed garage provide ample off-street parking.

Extras: all fitted floor and window coverings, light fittings, gas cooker, fridge/freezer, dishwasher, and washing machine to 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.

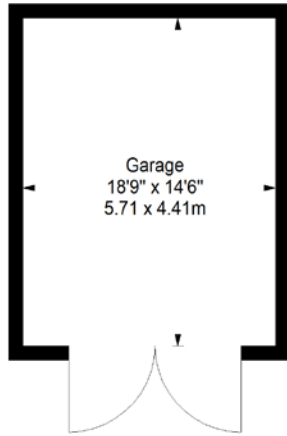




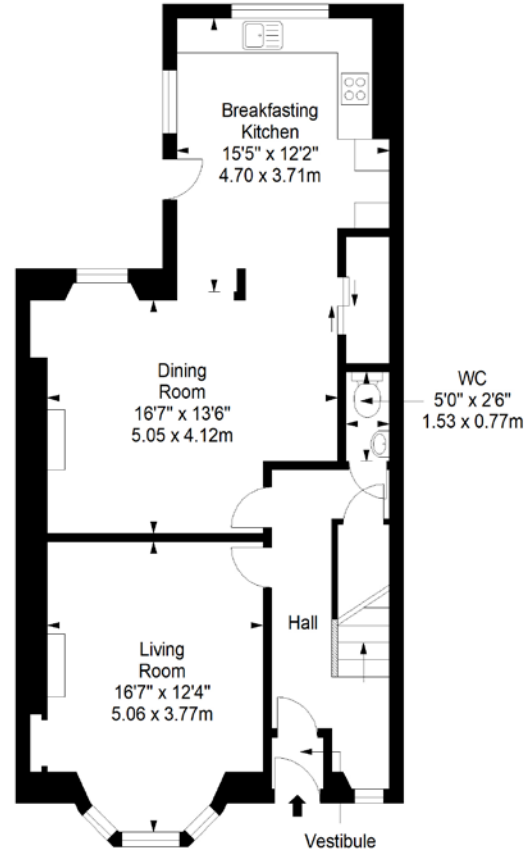
BS
Buckwood & Smith

Floorplan

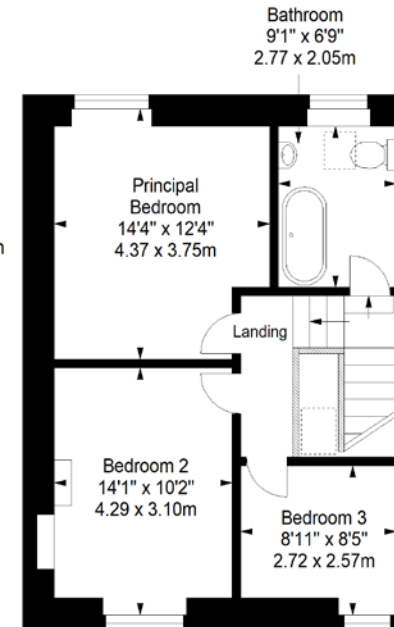
Garage
Approx. 25.1 sq. metres (270.2 sq. feet)



Ground Floor
Approx. 69.8 sq. metres (751.3 sq. feet)



First Floor
Approx. 50.6 sq. metres (544.7 sq. feet)



Total area: approx. 145.5 sq. metres (1566.2 sq. feet)

Property Department
15 Eastgate, Peebles, EH45 8AD
Tel: 01721 721515 | Email: property@blackwoodsmith.com | www.blackwoodsmith.com

Whilst care has been taken to prepare this brochure the text, photographs and plans contained within are for guidance only and are not to be treated as representations of fact. The terms do not form part of any offer or contract. The measurements are taken at the widest points and are approximate, the floor plan may not be drawn to scale. None of the systems or appliances have been tested and no warranty is given as to their order or condition. Prospective purchasers are advised to make their own investigations prior to making any offer for the property. Blackwood & Smith will not be responsible for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn



Blackwood & Smith LLP
SOLICITORS AND ESTATE AGENTS