



# 3 Provost Kirkpatrick Court

Peebles, Scottish Borders EH45 8EW



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## Property Summary

Welcome to a beautiful three-bedroom townhouse that is brought to market in true move-in condition, enjoying modern interior design and quality fixtures and fittings. Forming part of a sought-after development, this superb family home also boasts a convenient location in popular Peebles, set within easy reach of all the town has to offer, including schools, amenities, and transport links. The property further boasts three washrooms, excellent built-in storage, and private gardens. It also has access to residents' parking.

Stepping inside, you are welcomed by a hall that provides a lovely first impression, as well as built-in storage and a handy WC. Directly ahead is the open-plan living and dining room, which has a large footprint to accommodate comfortable lounge furnishings and a table and chairs. The room is elegantly styled, pairing light neutral décor with a solid oak floor (which is found throughout the ground level). It also has built-in storage and glazed doors extending the space out into the rear garden. In the kitchen, there is a very generous selection of base and wall-mounted cabinets appointed in mahogany hues. Expansive stone-inspired worktops add to the attractive design, along with slimline splashback tiles and undercabinet lighting for ambient moods. A full range of integrated appliances create a streamlined finish (gas hob, double oven, fridge/freezer, dishwasher, and washing machine). On the first floor, there are two double bedrooms that both benefit from neutral décor and soft carpeting, as well as built-in wardrobes to make the most of the useable floorspace. Conveniently, the family bathroom is sat adjacent to these rooms, providing a quality three-piece suite and overhead shower.



## Features

- A beautiful mid-terrace townhouse
- Presented in true move-in condition
- Part of a sought-after development
- Convenient location in popular Peebles
- Welcoming hall with storage and a WC
- Open-plan living and dining room
- Generously appointed kitchen
- Three double bedrooms with built-in wardrobes
- Modern en-suite shower room
- Family bathroom with an overhead shower
- Boarded attic with electrics for further storage
- Easy-to-maintain front and rear gardens
- Secured parking with CCTV
- Gas central heating and double glazing
- EPC Rating - B









*A generously appointed kitchen  
and three double bedrooms with  
built-in wardrobes*











The principal suite occupies the second floor, offering a generous sleeping area brightly lit by a dormer window. This wonderful space is further enhanced by a stylish feature wall. It also comes with a built-in wardrobe and attic access for further storage. Plus, it has a modern en-suite shower room, fitted with a storage-set washbasin, a hidden-cistern toilet, and a shower cubicle. Gas central heating and double glazing ensure year-round comfort.

Outside, the property has easy-to-maintain gardens to the front and fully-enclosed rear. In addition, there is ample residents' parking within the development for homeowners.

Extras: all fitted floor coverings, window blinds, select light fittings, and integrated kitchen appliances 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.

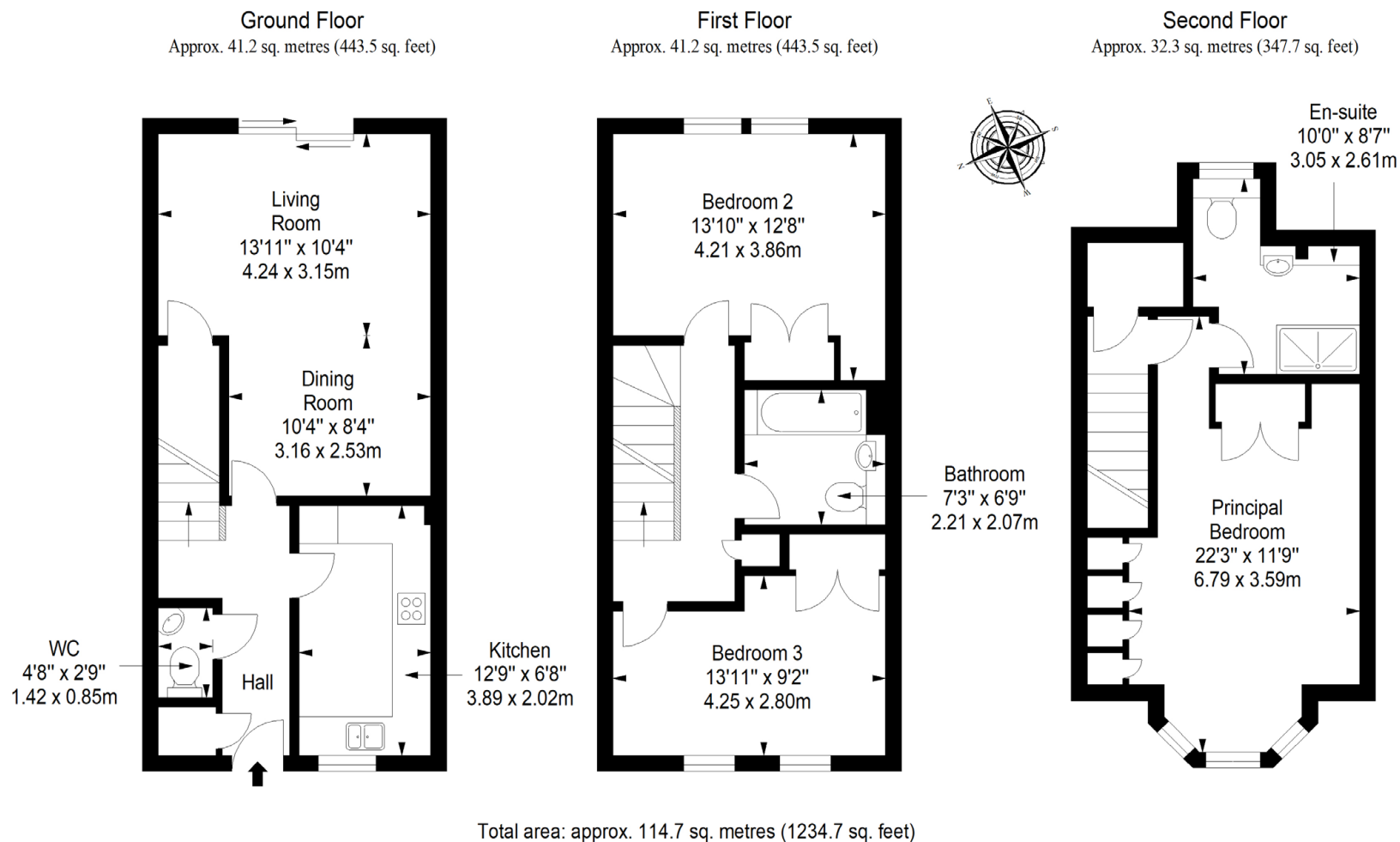








# Floorplan



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