



12 Biggiesknowe  
Peebles, Scottish Borders EH45 8HS



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## Property Summary

This end-terrace house forms part of a traditional row in Peebles, offering an ideally proportioned house for first-time buyers, professionals, couples, and rental investors alike, with one bedroom, a reception room, a kitchen, and a bathroom. The house enjoys well-presented interiors, with modern fixtures and fittings and tasteful décor throughout. It is located next to the picturesque river and within easy reach of the town's amenities such as a selection of shops, cafés, and restaurants, transport links, fitness and leisure facilities, and scenic open spaces.

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

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## Features

- Traditional end-terrace house in Peebles
- Well-presented, modern interiors
- Good-sized living/dining room with log-burning stove
- Attractive, contemporary kitchen
- Dual-aspect double bedroom
- Bright bathroom with shower-over-bath
- Communal garden bordering the river
- Access to unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - D

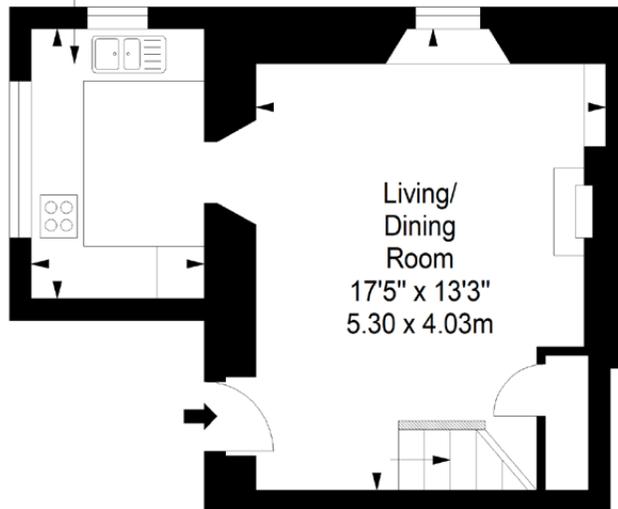


# Floorplan

## Ground Floor

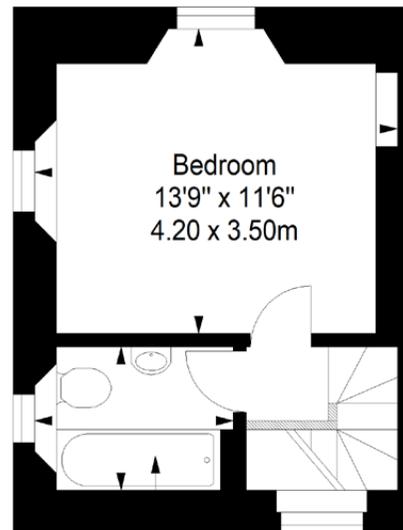
Approx. 27.5 sq. metres (296.0 sq. feet)

Kitchen  
10'2" x 6'7"  
3.10 x 2.00m



## First Floor

Approx. 21.1 sq. metres (227.1 sq. feet)



Bathroom  
6'11" x 5'3"  
2.10 x 1.60m

Total area: approx. 48.6 sq. metres (523.1 sq. feet)

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