



BLACKWOOD & SMITH LLP
SOLICITORS & ESTATE AGENTS



9 EDINBURGH ROAD

PEEBLES, SCOTTISH BORDERS, EH45 8EA



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WELCOME TO

9 EDINBURGH ROAD, PEEBLES

Welcome to a charming main-door ground-floor flat that enjoys bright and airy rooms, including a spacious breakfasting kitchen and two double bedrooms. The home also benefits from two private gardens and a private cellar that offers excellent potential for further development (subject to consent). Furthermore, this property has a delightful location in Peebles, set on the picturesque rural edge, yet still within easy reach of all the town's amenities, schools, and transport links. Whilst some buyers may find it beneficial to apply a touch of cosmetic modernisation, this home remains a fantastic opportunity for anyone seeking a spacious flat in a wonderful location.

The home's private front door opens into an entrance hall that provides two built-in cupboards before flowing naturally into the living/dining room. Here, a generous footprint is bathed in light from twin windows. The airy ambience is further enhanced by a neutral backdrop textured by a striped accent wall. A fireplace and a built-in display cabinet complete the space. The dual-aspect breakfasting kitchen is next door, offering an excellent range of base cabinets in white topped with black granite-style worktops. It is well-appointed and large enough to accommodate a table and chairs for quick meals as well. It also features a clothes pulley and comes with an integrated oven, gas hob, and extractor hood, alongside space for additional freestanding appliances.







Meanwhile, the two double bedrooms are side by side, enjoying southwest-facing aspects to catch the late afternoon sun. Both rooms are lightly decorated and both have ample floorspace for a variety of bedside furnishings. A bright three-piece bathroom, with an over-bath shower, completes the home's accommodation. Gas central heating and double glazing ensure year-round comfort.

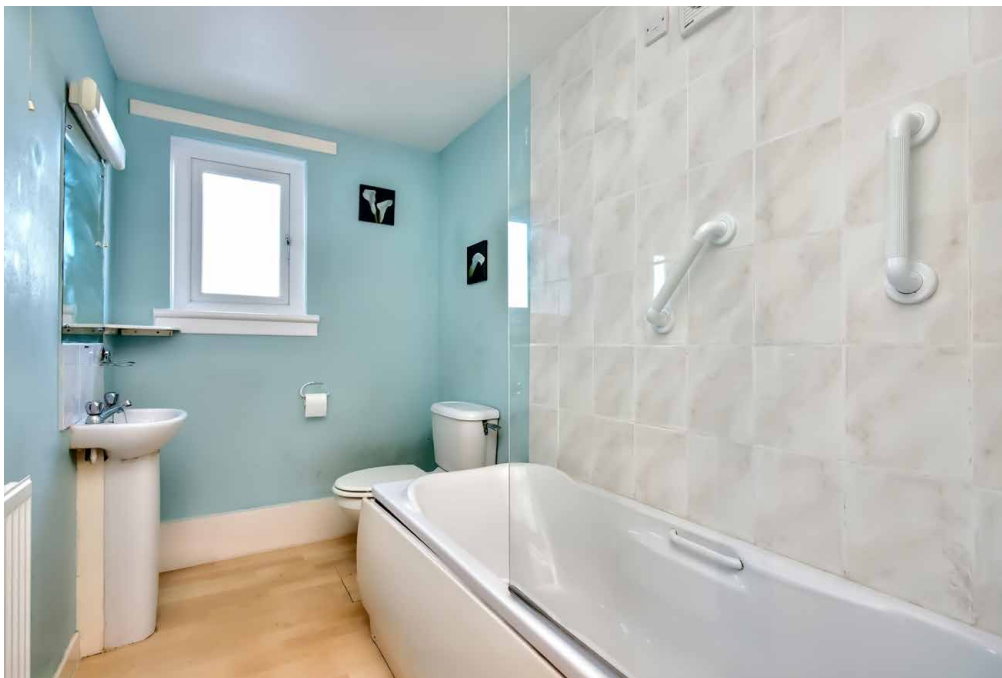
Private to the flat, there is also a low-maintenance front garden and a large rear garden which is predominantly laid to lawn. A generous private cellar is also accessed from the rear garden, providing lots of scope for storage or further development. Parking in the area is on street and unrestricted.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

FEATURES

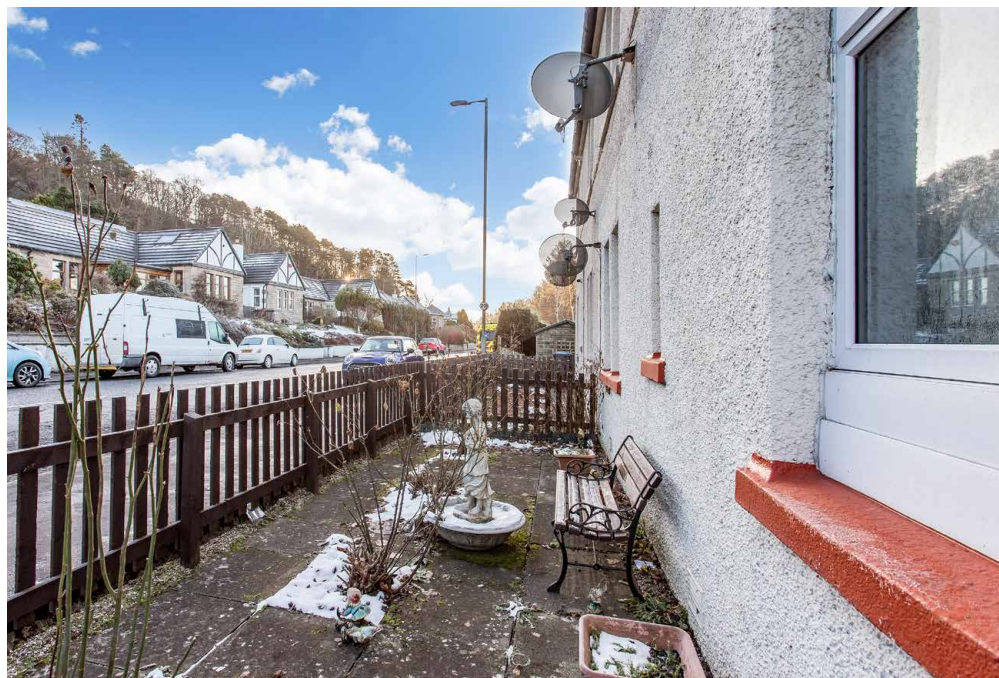
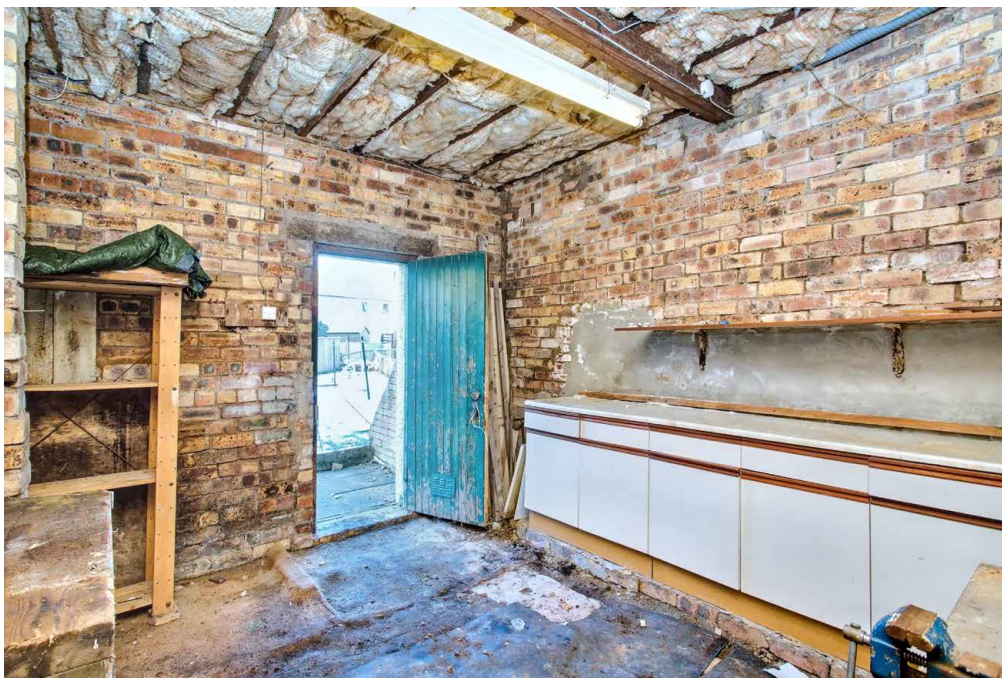
- A bright and airy ground-floor flat
- Delightful location in popular Peebles
- Private main-door entrance
- Entrance hall with two cupboards
- Spacious living and dining room
- Well-appointed breakfasting kitchen
- Two southwest-facing double bedrooms
- Bright bathroom with three-piece suite
- A generous private cellar for storage
- Private gardens to the front and rear
- Unrestricted on-street parking
- Gas central heating and double glazing





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A GENEROUS PRIVATE CELLAR IS ALSO
ACCESSED FROM THE REAR GARDEN,
PROVIDING LOTS OF SCOPE FOR
STORAGE OR FURTHER DEVELOPMENT



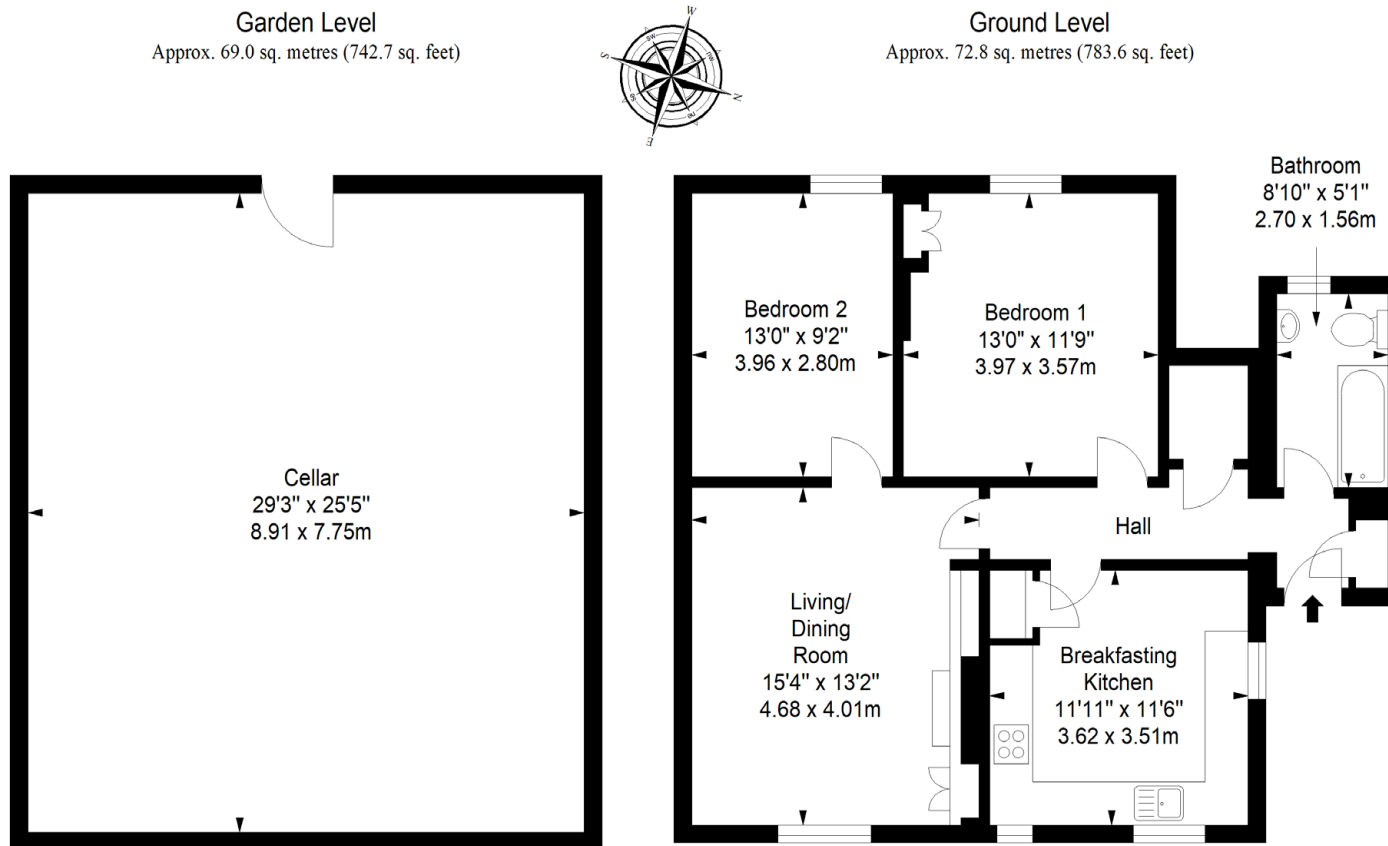


THE AREA

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



Total area: approx. 141.8 sq. metres (1526.3 sq. feet)

Property Office:

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