



BLACKWOOD & SMITH LLP
SOLICITORS & ESTATE AGENTS



11 DOVECOT ROAD

PEEBLES, SCOTTISH BORDERS EH45 8EQ

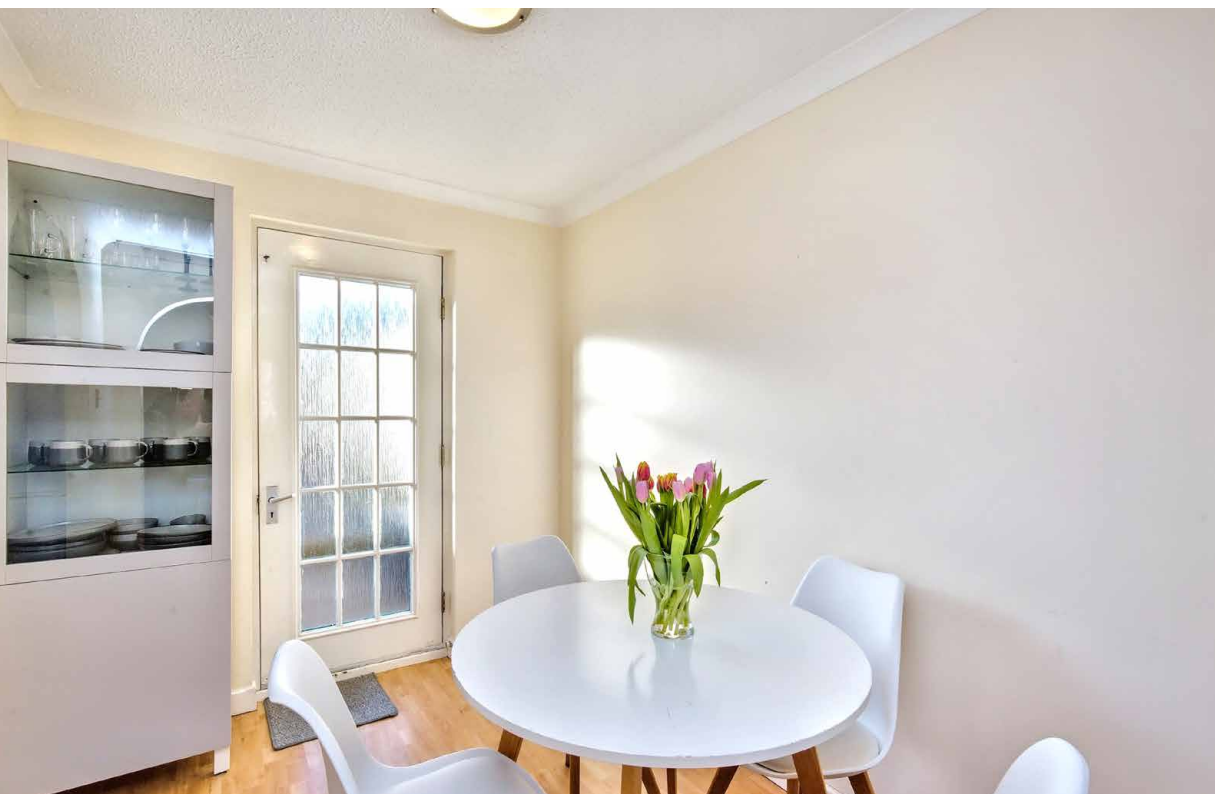




WELCOME TO

11 DOVECOT ROAD, PEEBLES

Well-presented with stylish, modern interiors and mostly neutral décor, this mid-terraced house is situated within a quiet cul-de-sac in an established residential area of Peebles, offering two bedrooms, two reception areas, a kitchen, and a bathroom, plus a low-maintenance garden and a private driveway. The house enjoys a fantastic central location in the town, close to excellent amenities including shops, schools, and transport links.



The home's front door opens into a hall with built-in storage, leading immediately into the living room on the right. Here, neutral décor is accompanied by elegant coving and wood-styled flooring, with a fireplace creating a warming focal point around which furniture can be arranged. The room is also accompanied by built-in storage and flows freely through to an adjoining dining room, creating a sociable open space ideal for everyday family life and entertaining alike. The dining area can comfortably accommodate a four-seater dining table and additional furniture and it benefits from garden access, as well as enjoying practical open access to the kitchen. In the sunny southwest-facing kitchen, glossy, contemporary cabinetry is supplemented by workspace and matching splashback panels, with integrated appliances comprising an oven, hob, and extractor hood. A freestanding fridge/freezer and an undercounter washing machine are also included.





On the first floor, a landing (with storage) leads to the home's two bedrooms and a bathroom. The sleeping areas are both neutrally decorated, carpeted for optimum comfort underfoot, and accompanied by built-in wardrobes with mirrored sliding doors. The smaller bedroom is currently being utilised as a home office, perfect for those requiring a quiet space to work or study from home. Finally, the stylishly tiled bathroom comprises a bath with an overhead shower and a glazed screen, a pedestal basin with a mirrored vanity cabinet above, a WC, and a chrome towel radiator. The home is kept warm by an electric heating system and benefits from double-glazed windows.

Externally, the house is complemented by an enviably sunny, southwest-facing rear garden, paved and gravelled for easy upkeep. A private driveway can be found to the front of the house.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, fridge/freezer, and washing machine will be included in the sale.

FEATURES

- Mid-terraced house in Peebles
- Quiet cul-de-sac setting
- Stylish, modern interiors
- Entrance hall with built-in storage
- Elegant living room with fireplace
- Good-sized dining room with garden access
- Attractive, contemporary kitchen
- Two bedrooms with built-in wardrobes
- Stylish bathroom with shower-over-bath
- Sunny, low-maintenance rear garden
- Private front driveway
- Electric heating and double glazing

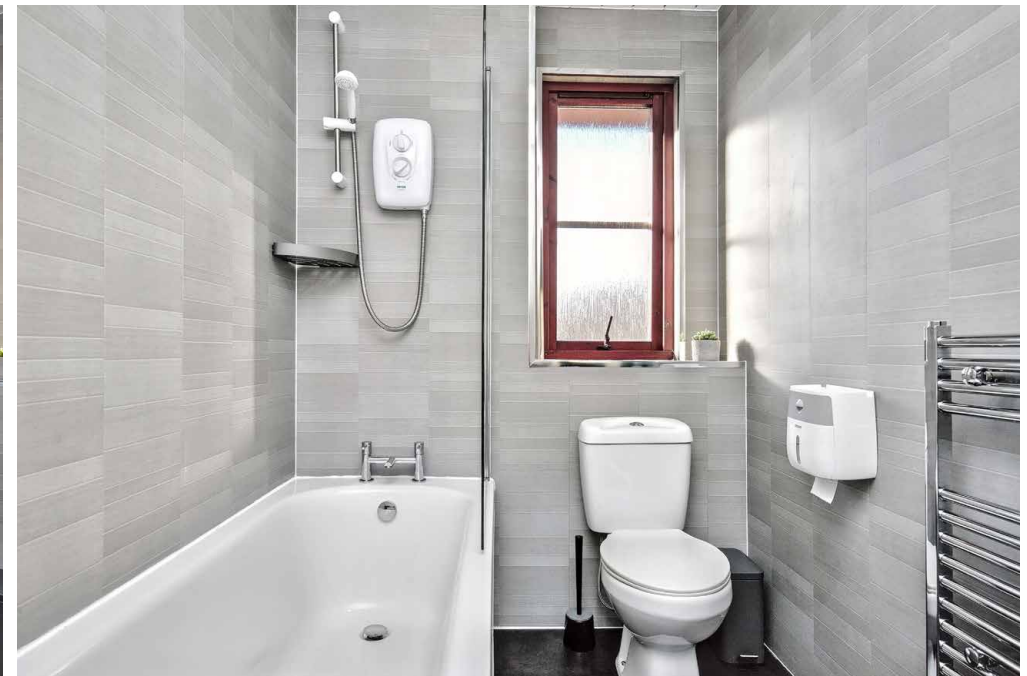






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THE SLEEPING AREAS ARE
BOTH NEUTRALLY DECORATED,
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THE AREA

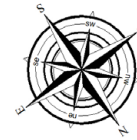
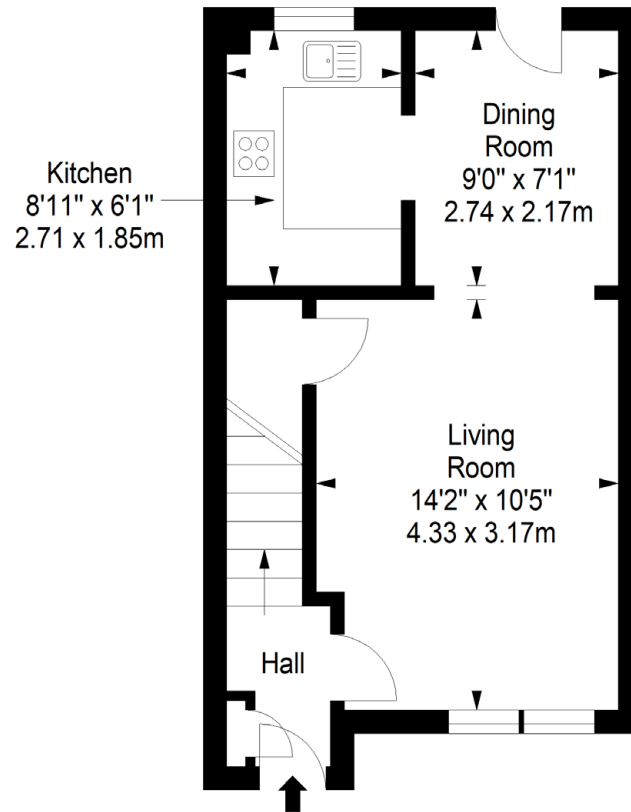
PEEBLES

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

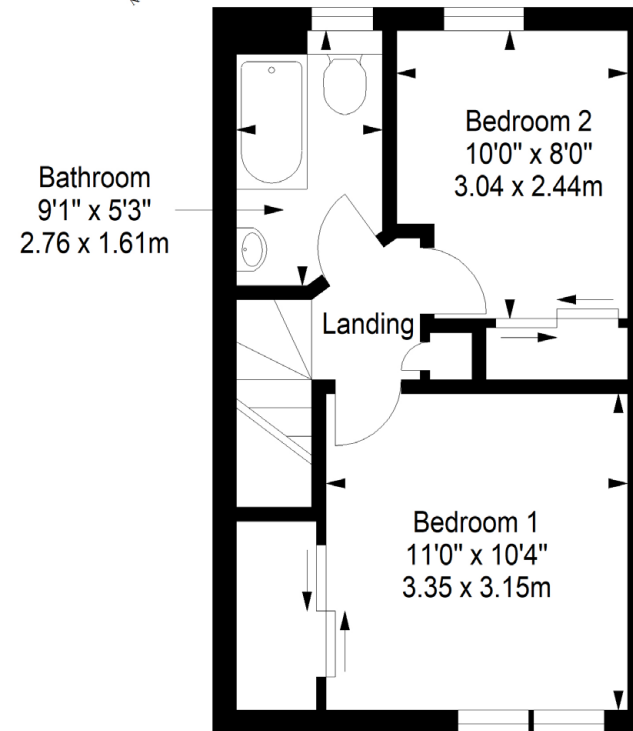
Ground Floor

Approx. 30.5 sq. metres (328.3 sq. feet)



First Floor

Approx. 29.7 sq. metres (319.7 sq. feet)



Total area: approx. 60.2 sq. metres (648.0 sq. feet)

Property Office:

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