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SOLICITORS & ESTATE AGENTS



# 17 EDDERSTON RIDGE GARDENS

PEEBLES, SCOTTISH BORDERS EH45 9NF



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# WELCOME TO

## *17 EDDERSTON RIDGE GARDENS*

Set on a peaceful cul-de-sac, this two-bedroom semi-detached house is a charming residence that forms part of a sought-after modern development, set on the leafy green fringes of Peebles. The home enjoys proximity to the surrounding countryside, and it remains within easy reach of the town's amenities, schools, and transport links. The home provides new buyers with a blank canvas, boasting a dining kitchen and three-piece bathroom, as well as a family-friendly garden and allocated parking.

Entering the property, you are welcomed by a vestibule that heads left into the living room. Large south-facing windows ensure a bright and airy ambience throughout the entire day. An understairs storage cupboard completes the space. Accessed from the living room, the dining kitchen offers access to the rear garden and floorspace for a table and chairs. It is appointed with base and wall cabinets, wood-toned worksurfaces and easy-to-clean splashbacks. An oven and gas hob come integrated, with a freestanding fridge/freezer and a washing machine also included.









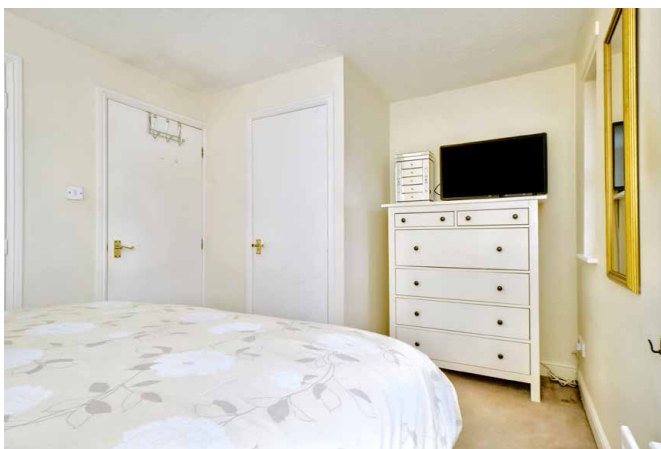
Upstairs leads to the two double bedrooms. The rooms are bright and airy, with the principal bedroom further benefitting from a built-in wardrobe and a storage cupboard. Finishing the home is a bathroom with tile work around the wet areas. It is fitted with a toilet, a towel-rail radiator, a washbasin, and a bath with an overhead shower. Gas central heating and double glazing ensure year-round comfort.

Outside, there are easy-to-maintain gardens to the front and fully enclosed rear. The latter features a shed, lawn, and a patio for summer dining. The property also has an allocated parking space to the front as well.

Extras: all fitted floor and window coverings, light fittings, living room rug, integrated appliances, a fridge/freezer, and a washing machine to be included in the sale.

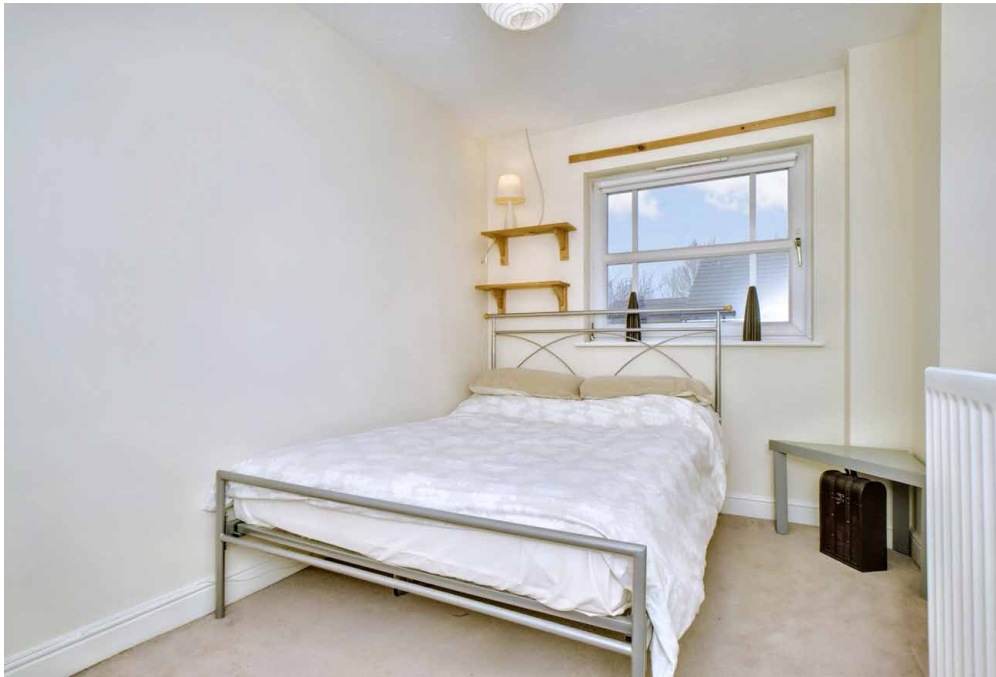
## FEATURES

- Semi-detached house with modern interiors
- Part of a popular modern development
- Quiet cul-de-sac setting in Peebles
- Lightly decorated interiors throughout
- Welcoming entrance vestibule
- Living room with south-facing aspect
- Well-appointed dining kitchen
- Two double bedrooms (one with storage)
- 3pc bathroom with overhead shower
- Easy to maintain front and rear gardens
- Allocated parking space to the front
- Gas central heating and double glazing



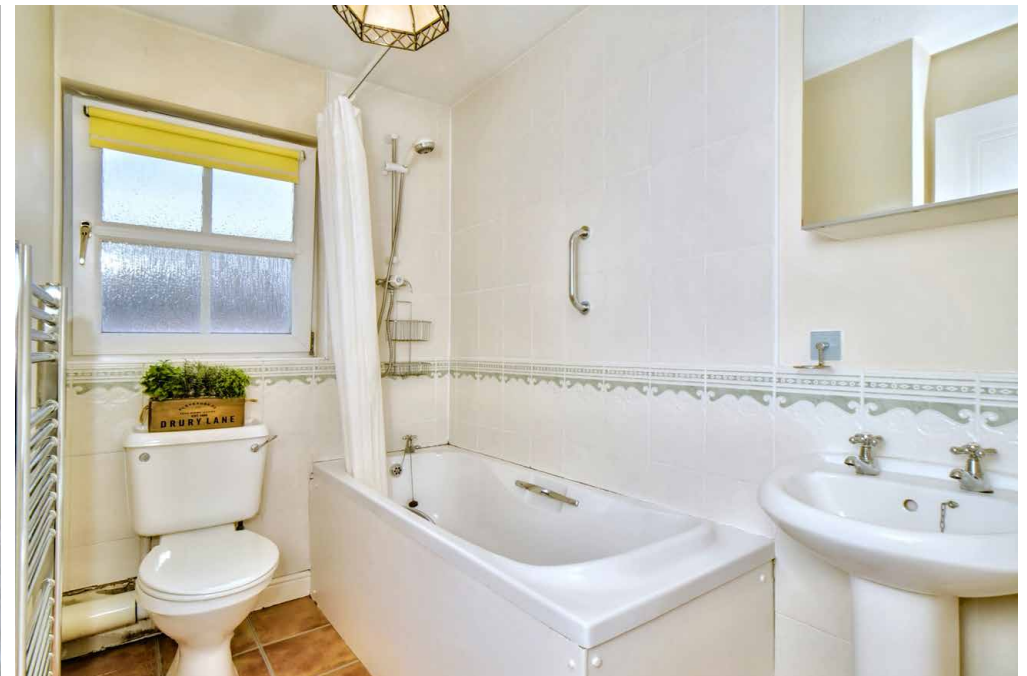






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LIGHTLY DECORATED INTERIORS  
THROUGHOUT







# THE AREA

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## *PEEBLES, SCOTTISH BORDERS*

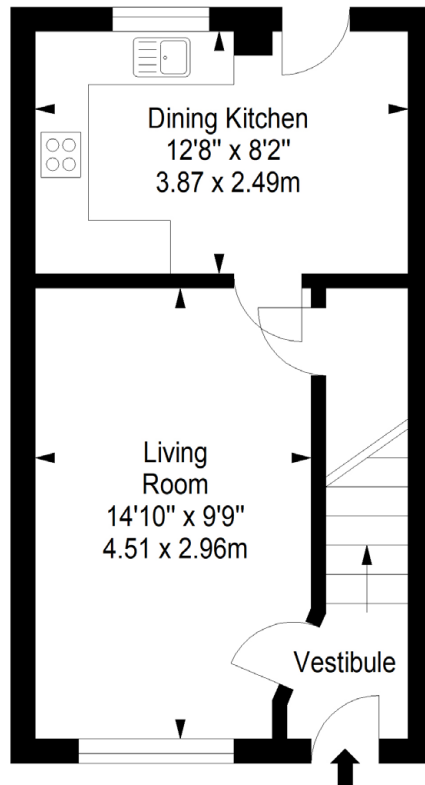
Nestled in the Tweed Valley within the Scottish Borders, the charming Royal Burgh of Peebles is a historic and picturesque town. The town has been recognised as the 'Top Independent Retailing Town in Scotland' with a wealth of independent shops as well as a handful of high-street supermarkets, including 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

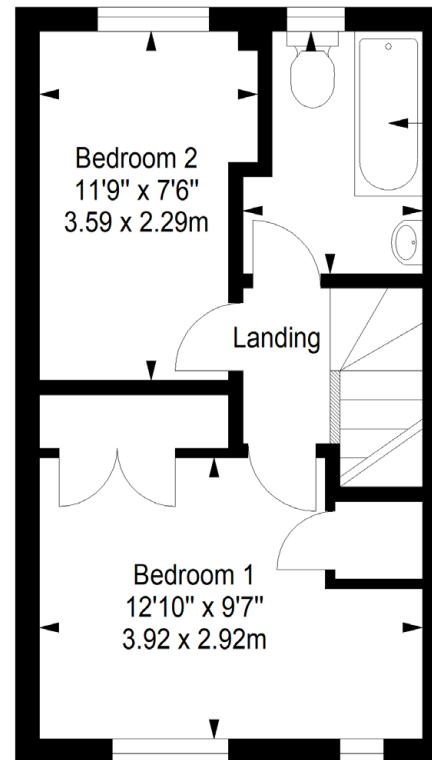
## Ground Floor

Approx. 28.5 sq. metres (306.8 sq. feet)

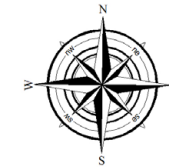


## First Floor

Approx. 28.5 sq. metres (306.8 sq. feet)

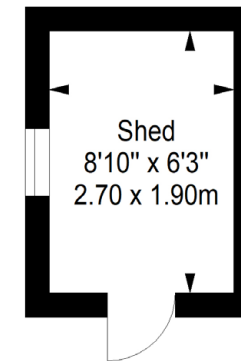


Bathroom  
8'2" x 6'1"  
2.49 x 1.85m



## Shed

Approx. 5.1 sq. metres (54.9 sq. feet)



Total area: approx. 62.1 sq. metres (668.5 sq. feet)

### Property Office:

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