



# FLOWERDALE

6 CROSSLAND CRESCENT  
PEEBLES, SCOTTISH BORDERS  
EH45 8LF



**BLACKWOOD & SMITH LLP**  
SOLICITORS & ESTATE AGENTS

[property@blackwoodsmith.com](mailto:property@blackwoodsmith.com)  
01721 721515  
[www.blackwoodsmith.com](http://www.blackwoodsmith.com)





# TABLE OF CONTENTS

05

WELCOME TO FLOWERDALE  
Impressive late-Victorian semi-detached house

06

THE ENTRANCE  
A welcoming entrance vestibule and hall

08

THE LIVING ROOM  
Living room with original features

12

THE DINING ROOM  
Family/formal dining room leading to garden

14

DINING KITCHEN  
A Shaker-inspired kitchen with abundant storage

18

THE STUDIO  
Creative space to let your imagination flow free

20

THE BEDROOMS  
Four bedrooms with elegant decoration

25

THE BATHROOMS  
A family bathroom and an en-suite

27

GARDEN AND PARKING  
A luscious garden with vibrant colours

30

THE FLOORPLAN

32

PEEBLES  
Nestled in the Tweed Valley within the Scottish Borders





# WELCOME TO FLOWERDALE

Welcome to a rarely available semi-detached house which has been extended and upgraded to provide a unique four-bedroom family home, offering the sought-after combination of period architecture and modern interiors that boast a wealth of versatile space.

Flowerdale is a late-Victorian semi-detached house that has large reception rooms, four bedrooms, two bathrooms, and a private studio. It features modern extensions to the side and rear, and offers lots of space for families. The interiors also enjoy period details and sophisticated decoration, whilst outside there is private parking and mature gardens. Located in the Peebles conservation area, the property is set on a quiet crescent close to the centre of the town, in one of the most sought-after residential areas. Altogether, the result is an outstanding home that will be in significant demand.

## GENERAL FEATURES

- Impressive late-Victorian semi-detached house
- Set in the sought-after Peebles conservation area
- Slate roof, whinstone walls, and two extensions
- Period features and sophisticated interior décor
- EPC Rating - D

## ACCOMMODATION FEATURES

- Welcoming entrance vestibule and hall
- Living room with gas stove and original features
- Family/formal dining room leading to garden
- Modern, Shaker-inspired dining kitchen
- Separate utility room with rear garden access
- Highly versatile studio extension with floored attic
- Landing with fitted library shelving
- Three large double bedrooms (one with wardrobes)
- Versatile single bedroom/study/home office
- Modern 3pc en-suite shower room
- 3pc family bathroom with an overhead shower
- Gas central heating with Nest wireless control
- Underfloor heating in the studio
- Insulated and fitted with double-glazed windows

## EXTERNAL FEATURES

- Mature private gardens to the front and rear
- Summerhouse/office/potting shed with power
- Private driveway providing off-street parking



# THE ENTRANCE



## A WELCOMING ENTRANCE VESTIBULE AND HALL

Inside, you are greeted by a tiled vestibule and a hall, characterised by a delightful archway and wooden floorboards set against neutral décor. It sets the tone for the exquisite interiors to follow.





# THE LIVING ROOM

With eye-catching original features, the living room is the embodiment of refinement. It features detailed cornice work and ceiling rose, classic wall panelling, and heritage-style twin sash windows, flooding the room in southerly light. Subtle décor and wooden floorboards complete the beautiful aesthetic, along with a black slate mantelpiece inset with a cast-iron gas stove.









# THE DINING ROOM

FAMILY/FORMAL DINING ROOM  
LEADING TO GARDEN



A modern family/formal dining room provides a second reception area that is also spacious and light filled. Perfect for dinner parties, it has eco-friendly bamboo flooring and French doors to the rear garden – a wonderful backdrop for meals.



# DINING KITCHEN



## A SHAKER-INSPIRED KITCHEN WITH ABUNDANT STORAGE

**T**he dining kitchen has a modern, Shaker-inspired design and bamboo flooring. It is equipped with a wealth of cabinets and sweeping, wood-toned worktops backed by white splashback tiles. Undercabinet lighting and integrated appliances add the finishing touch (electric oven, gas hob, fridge, and dishwasher).

Double doors conveniently make a grand entrance into the family/formal dining room, whilst a separate utility room provides a discreet laundry setting and access to the garden.







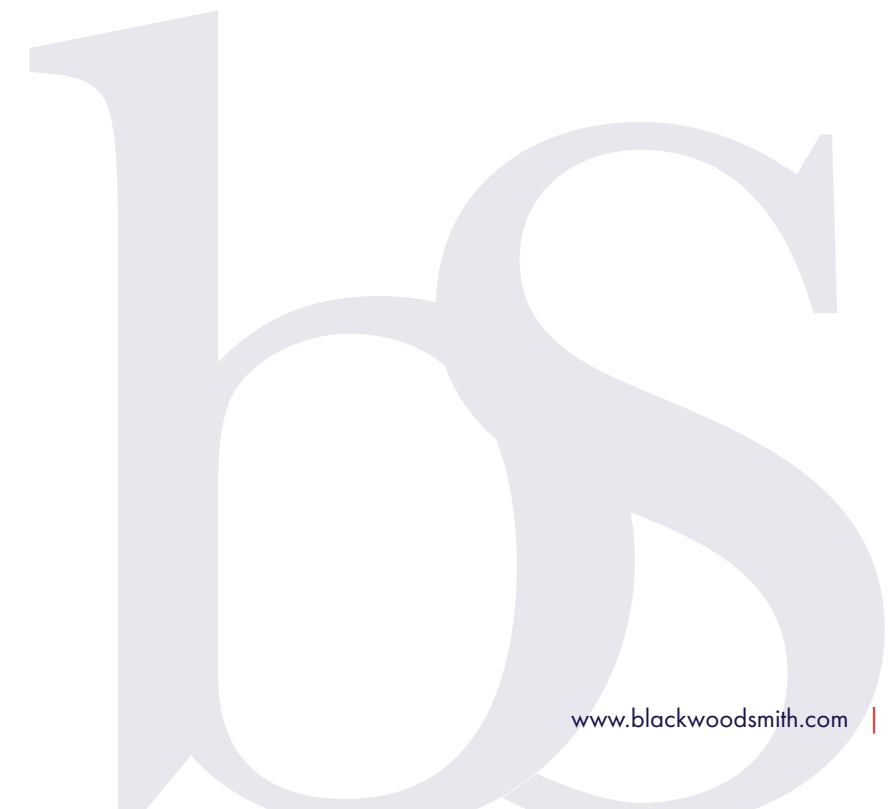


# THE STUDIO



## CREATIVE SPACE TO LET YOUR IMAGINATION FLOW FREE

**T**he studio is a large side extension for creative pursuits. It has its own private entrance to the front, access to the living area, and French doors to the rear garden's veranda. Laid with a polished concrete floor, this room can be adapted to a wide range of uses and layouts. Currently, it is divided into a generous office area and art studio via light ceiling-hung curtains and room dividers. It also has a commercial steel sink unit with hot and cold water and a two-door hatch where a Ramsay ladder leads to a floored attic, providing extensive under-eave storage in cupboards to the sides – perfect for storing canvases.



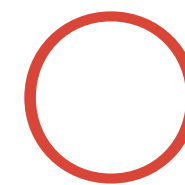




# THE BEDROOMS



## FOUR BEDROOMS WITH ELEGANT DECORATION



In the first floor off a landing with fitted library shelving, there are three bedrooms. These include the large principal suite which overlooks the rear garden. At this level, there is also another spacious double bedroom and a versatile single bedroom/study/office with original window shutters. Another spacious double bedroom occupies the entire second floor. Fronted by a dormer window, it affords wonderful views to the Manor Hills. It also incorporates built-in shelving and clothes hanging space, with substantial under-eaves storage accessed through two half-height doors.





# THE PRINCIPAL BEDROOM

Elegantly presented and laid with a bamboo floor (like the landing), this bedroom enjoys a recess with display shelving and a large fitted wardrobe, part of which cleverly leads to an en-suite shower room.







## A FAMILY BATHROOM

### AND AN EN-SUITE

**T**he ground-floor family bathroom and the principal bedroom's en-suite shower room both enjoy modern fixtures and fittings, as well as crisp white tile work. The bathroom features an airing cupboard, a hidden-cistern toilet, a washbasin, and a full-length enamelled bath with an overhead shower. The en-suite is comprised of an electric shower, a washbasin, a toilet, and a towel radiator.

The property has gas central heating (via a combi boiler with Nest wireless control) and underfloor heating in the studio. All windows are double-glazed and the house is insulated. It is also fitted with high-capacity broadband, as well as a fire and smoke alarm system (compliant with the latest regulations).



# GARDEN & PARKING



## A LUSCIOUS GARDEN WITH VIBRANT COLOURS

Externally, Flowerdale has a garden to the southeast-facing front which has a low-maintenance design and mature planting. It also incorporates a driveway for private parking. A more substantial garden is to the rear, which is fully enclosed by original whinstone walls and a pine-planked divide. Arranged around a charming pond, it comes alive with vibrant colours thanks to established (bee-friendly) planting beds, creating a lush environment for relaxing and dining on the patio. In addition, there is a summerhouse used as a garden office/potting shed. It can connect with the home's Wi-Fi, and is fully insulated, coming complete with lighting and power sockets.

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





SUMMERHOUSE/OFFICE/POTTING SHED WITH POWER







## PROPERTY NAME

Flowerdale, 6 Crossland Crescent

## LOCATION

Peebles, Scottish Borders, EH45 8LF

## APPROXIMATE TOTAL AREA:

218.3 sq. metres (2349.8 sq. feet)

- GROUND FLOOR
- FIRST FLOOR
- SECOND FLOOR
- EXTERNAL

The floorplan is for illustrative purposes.  
All sizes are approximate.





# PEEBLES



## SCOTTISH BORDERS



**N**estled in the Tweed Valley within the Scottish Borders, the charming Royal Burgh of Peebles is a historic and picturesque town with a strong community. The area has been recognised as the 'Top Independent Retailing Town in Scotland' with a wealth of independent shops as well as several supermarkets, including Tesco and Sainsbury's superstores, 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, including the Beltane Festival, the Peebles Agricultural Show 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, with a brand-new replacement high school due to open this year. 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.





**BLACKWOOD & SMITH LLP**  
SOLICITORS & ESTATE AGENTS

Property Department

15 Eastgate, Peebles, EH45 8AD

Tel: 01721 721515

Email: [property@blackwoodsmith.com](mailto:property@blackwoodsmith.com)

[www.blackwoodsmith.com](http://www.blackwoodsmith.com)