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SOLICITORS & ESTATE AGENTS



# 7 KITTLEGAIRY GARDENS

PEEBLES, SCOTTISH BORDERS EH45 9LY



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# WELCOME TO

## 7 KITTLEGAIRY GARDENS

This substantial detached house is tucked in a quiet cul-de sac in a peaceful corner of an established residential development in Peebles, boasting spacious and flexible family friendly accommodation. The property offers five bedrooms, three reception rooms, a breakfasting kitchen, three bathrooms (plus a separate WC), and an indoor pool, as well as lovely gardens, an integral double garage, and a driveway.

A practical entrance porch welcomes you into the home, leading through to a hallway with under-stair storage and a useful two-piece WC. On your right, you step into a flow of reception rooms, with a living room, dining room, and garden room all connected by double doors, with the latter also affording access to a pool room. The neutrally decorated, carpeted living room enjoys morning sun through an east-facing bay window and features a fireplace around which furniture can be arranged, whilst the dining room creates the perfect setting for family meals and dinner parties. The garden room is a flexible room which can be used in a number of ways to suit the new owners, whilst the indoor pool is housed in the pool room, which also affords access to the garden via French doors. The kitchen is fitted with a wide range of attractive wall and base cabinets, a wealth of workspace, and integrated appliances comprising an oven and grill, a gas hob, an extractor hood, and a dishwasher. It is supplemented by a semi-separate breakfast room leading to a utility room with external and garage access, additional cabinetry, workspace, and space/plumbing for a washing machine. Also on the ground floor is one of the home's five bedrooms, which is currently being utilised as a home office/hobby room, highlighting the property's versatility and ideal for those who work or study from home.





A landing on the first floor leads to the remaining four bedrooms and a family bathroom. Three of the sleeping areas are accompanied by built-in wardrobes and the principal bedroom and second largest double are supplemented by their own en-suite shower rooms. Finally, the attractively tiled family bathroom comprises a bath with a shower attachment and a WC-suite. Gas central heating and double glazing ensure year-round comfort and efficiency. Please note that the Solar Panels at the property are not currently in working order.

Externally, the home has a manicured front lawn with a colourful, leafy border and a rear garden featuring a large patio for outdoor dining furniture, a shed, well-kept lawns, and lovely leafy shrubs and planting. Excellent private parking is provided by an integral double garage and a multi-car driveway.

Extras: All fitted floor coverings, selected curtains, selected light fittings, and integrated kitchen appliances will be included in the sale.

## FEATURES

- Substantial detached house in Peebles
- Tucked in a quiet cul-de-sac
- Entrance porch and hall with storage and WC
- East-facing living room with fireplace
- Formal dining room
- Versatile garden room
- Pool room with indoor pool
- Kitchen with breakfast room and utility room
- Five bedrooms (three with built-in wardrobes)
- Two en-suite shower rooms
- Family bathroom
- Well-maintained front and rear gardens
- Integral double garage and multi-car driveway
- Gas central heating and double glazing







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FIVE BEDROOMS (THREE WITH  
BUILT-IN WARDROBES), TWO  
EN-SUITE SHOWER ROOMS,  
AND A FAMILY BATHROOM





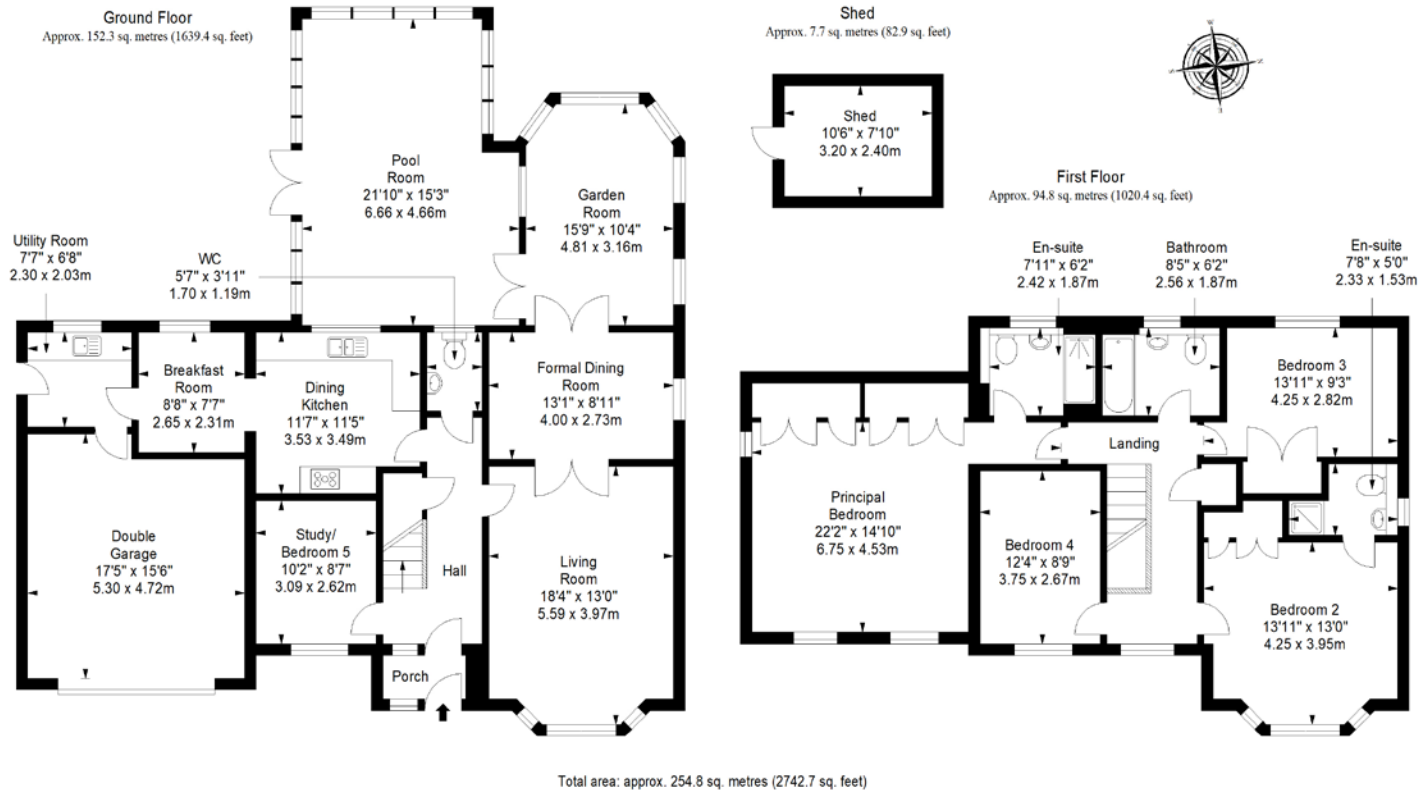
# THE AREA

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## 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



## Property Office:

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