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WHITESTONE KNOWE

HYDRO AVENUE, PEEBLES, SCOTTISH BORDERS EH45 8LU



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WELCOME TO

WHITESTONE KNOWE, PEEBLES

Boasting a tranquil setting on a no-through road, shared with just two other properties, on the fringes of Peebles, this detached house offers three bedrooms, three reception rooms, an attractive kitchen, and two bathrooms (plus a separate WC). The house is presented with attractive, modern interiors and comes accompanied by beautiful, established gardens and a detached single garage.

FEATURES

- Detached house on the picturesque fringes of Peebles
- Situated on a road shared with just two other properties
- Scenic open outlook encompassing the adjacent hills
- Entrance vestibule and hall with WC
- Elegant, south-facing living room with log-burning stove
- Well-appointed, stylish kitchen
- Principal bedroom with a wealth of storage and an en-suite wet room
- Two further bedroom
- Stylish family bathroom with shower-over-bath
- Generous, established and leafy garden grounds
- Detached single garage and additional parking
- Gas central heating and double glazing



ELEGANT LIVING ROOM

WITH LARGE SOUTH-FACING WINDOW

An entrance vestibule with eye-catching floor tiling welcomes you into the property and leads through to a hallway with a useful WC. On your left, you step into living room, where plenty of space is provided for various layouts of lounge furniture, all arranged around a warming log-burning stove nestled under a wood mantel. The room is elegantly presented with dusky pink décor, a picture rail, and cornicing, whilst a large south-facing window floods the room with sunny natural light and frames far-reaching open views encompassing the adjacent hills. A door from here leads through to a dining room which is connected to both the kitchen and a conservatory.



"A DINING ROOM WHICH IS CONNECTED TO BOTH THE KITCHEN AND A CONSERVATORY"



VERSATILE THIRD RECEPTION

The dining room offers the perfect setting for sit-down family meals and entertaining with guests, whilst the conservatory provides a versatile third reception room and opens onto a decked terrace in the front garden.





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WELL-APPOINTED, STYLISH KITCHEN

The kitchen (with external access) is well-appointed with stylish, modern wall and base cabinets, spacious worktops, and splashback panelling, with integrated appliances comprising an oven, a hob, and an extractor hood. Provision is also made for freestanding and undercounter appliances.



BEDROOMS AND BATHROOMS

The generous principal bedroom is also on the ground floor and is accompanied by a wealth of built-in storage, as well as a modern en-suite wet room with a shower area, a pedestal basin, a WC with an Aquatec bidet, and a chrome towel radiator.





The remaining two bedrooms are on the first floor, where a family bathroom can also be found, comprising a bath with an overhead shower and a glazed screen, a basin set into vanity storage, an illuminated mirror, and a WC. The home is kept warm by a gas central heating system and benefits from double-glazed windows throughout.





GENEROUS ESTABLISHED AND LEAFY GARDEN GROUNDS

Externally, the house is perfectly complemented by generous, established garden grounds to the front, sides, and rear. This wonderful outdoor space features a wealth of leafy trees, established shrubbery, and colourful planting – sure to be a haven during the warmer months and perfect for keen gardeners! Private parking is provided by a detached single garage with additional space in front.

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



"...SURE TO BE A HAVEN DURING THE
WARMER MONTHS AND PERFECT FOR
KEEN GARDENERS! "





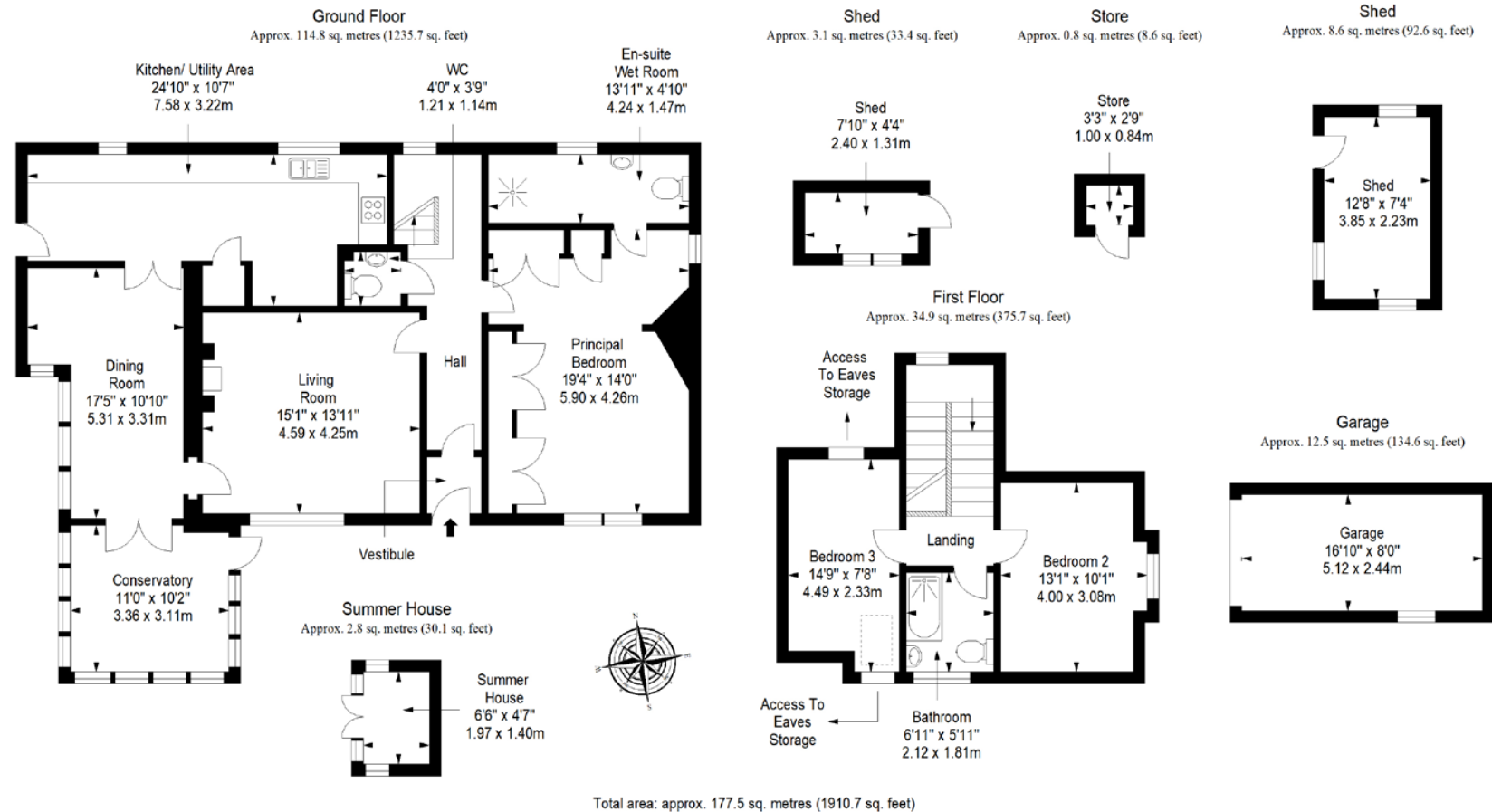
PEEBLES

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



Please note: The marketing photography for this property was taken in Spring 2024

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