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DUNDERAVE

INNERLEITHEN ROAD, PEEBLES, SCOTTISH BORDERS EH45 8BE



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WELCOME TO

DUNDERAVE

Representing an ideal family home in Peebles, this handsome, traditional semi-detached house offers flexible accommodation including five bedrooms, two reception rooms, a kitchen, a bathroom, and two separate WCs, plus mature gardens, a double garage, and a private driveway. The house has a wealth of period features and gives the new owner an exciting opportunity for modernisation.

An entrance vestibule welcomes you into the home, leading through to a reception hall with built-in storage and a WC. On your left, you step into a living room, where a large, south-facing bay window captures sunny natural light throughout the day and frames leafy views of the front garden. A flexible floorspace is provided for arrangements of lounge furniture, with period charm added to the room by a fireplace flanked by an Edinburgh press, cornicing, and a ceiling rose. A dining room along the hall offers the perfect space for sit-down family meals and entertaining, with convenient direct access to the kitchen. The kitchen is fitted with wall and base cabinets, framed by workspace and splashback tiling, with provision also made for freestanding and undercounter appliances. A utility room, boot room (both with external access), and WC all supplement the kitchen. A multipurpose room completes the ground-floor accommodation, with potential to be utilised as a bedroom or an additional reception room.







Upstairs, a landing leads to the remaining four bedrooms and a bathroom. The bedrooms are all well-proportioned and airy, offering plenty of space for furniture, and the principal enjoys the same south-facing aspect as the living room, whilst the second largest is accompanied by a large adjoining dressing room. Bedroom five can easily be used as a home office, ideal for those who work or study from home. Finally, the bathroom comprises a traditionally styled three-piece suite. The home is kept warm by a gas central heating system and has partial double glazing.

Externally, the house is flanked by mature front and rear gardens. The south-facing front garden features a wealth of leafy trees, shrubbery and hedges, whilst the rear garden includes a neat lawn, a decked dining terrace, a shed, and established trees and shrubs. A detached double garage and a private driveway can also be found to the back of the property.

Extras: The property shall be sold as seen.

FEATURES

- Traditional semi-detached house in Peebles
- Period features and modernisation potential
- Vestibule and reception hall with storage and WC
- South-facing, bay-fronted living room
- Formal dining room
- Kitchen with boot room and utility room
- Three airy double bedrooms, one with a dressing room
- Fourth double bedroom/additional reception room
- Fifth bedroom/home office
- Three-piece bathroom
- Two separate WCs
- Mature front and rear gardens
- Detached double garage and driveway
- Gas central heating and partial double glazing





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THE HOUSE HAS A WEALTH
OF PERIOD FEATURES... AN
EXCITING OPPORTUNITY FOR
MODERNISATION.





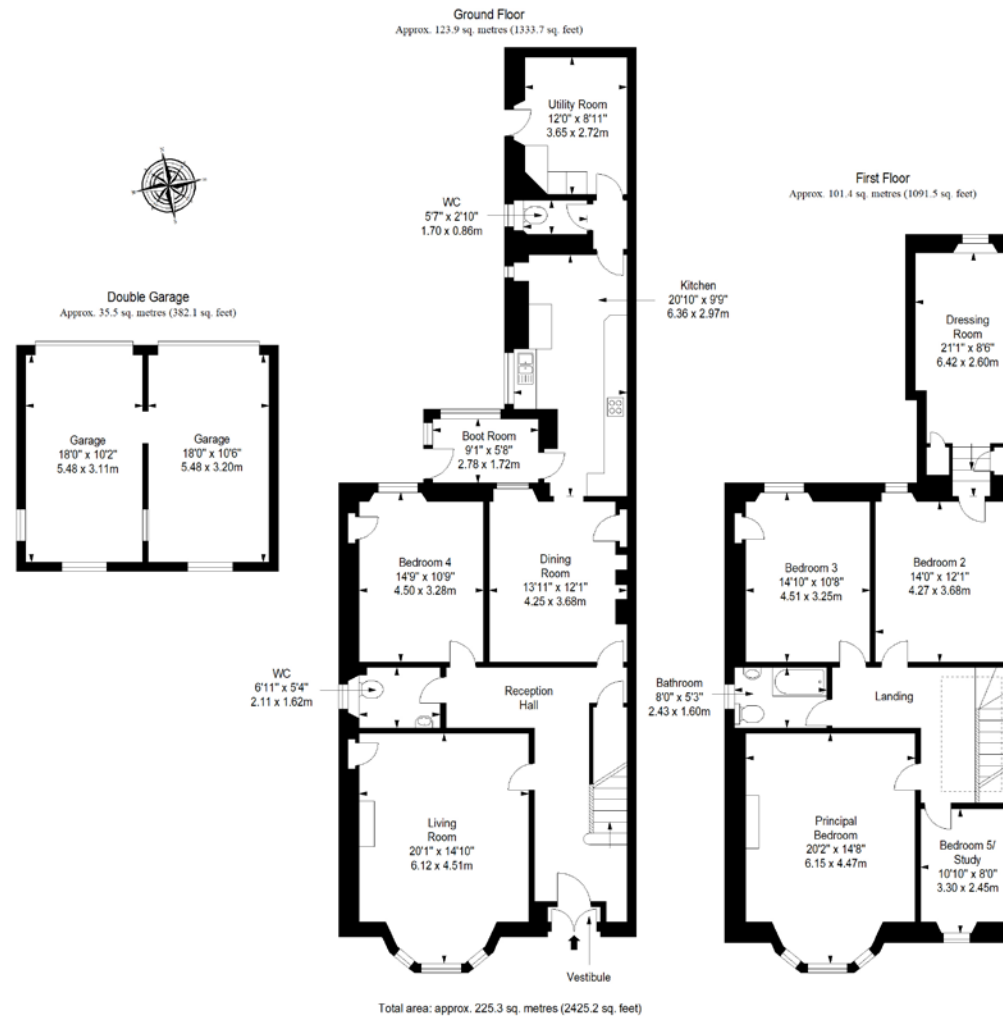
THE AREA

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



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