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LIVINGSTON COTTAGE

GREENSIDE, PEEBLES, SCOTTISH BORDERS EH45 8JA



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WELCOME TO

LIVINGSTON COTTAGE, GREENSIDE, PEEBLES

Situated a stone's throw from the River Tweed in Peebles, this traditional detached cottage, which was featured in The Scotsman as a beautiful and must see property in the Borders in April 2022, enjoys beautifully presented, recently renovated (2022) modern interiors and tasteful décor, and it offers two/three bedrooms, two/three reception rooms, a kitchen, and two bathrooms. Externally, the house is fronted by a well-maintained garden and a private driveway.



The front door is approached via a neat garden and opens into a practical entrance porch leading through to a hall. On your left, you step into a living room which is flooded with sunny natural light through a south-facing window with working shutters. The room is elegantly presented with pared-back neutral décor, enhanced by classic cornicing and a fitted carpet for optimum comfort underfoot. A warming wood-burning stove is nestled under a wood mantel and flanked by a recess with fitted shelving, creating a focal point around which lounge furniture can be arranged. There is also space for a small dining area, if desired. The kitchen is accessed from here and is appointed with attractive wall and base cabinets, wood worktops, a Belfast sink, and metro-tiled splashbacks, whilst a beautiful navy Rangemaster cooker is neatly housed within the cabinets. Provision is also made for freestanding and undercounter appliances. There is a versatile room openly connected to the kitchen that can be utilised in a number of ways by the new owner, with access to a recently installed shower room (with a shower enclosure, a basin set into storage, and a WC) and a door out to the rear of the property.





The cottage has three well-proportioned and light-filled double bedrooms, with one on the ground floor and two on the upper floor. The ground-floor bedroom is currently being utilised as a dining room, highlighting its versatility, and enjoys the same sunny aspect as the living room, as well as a beautiful fireplace. The first-floor bedrooms are tastefully decorated, carpeted, and fronted by south-facing dormer windows, and one has a built-in wardrobe. A bathroom completes the accommodation on offer and comprises a roll-top, claw foot bathtub, a corner shower enclosure, and a traditionally styled WC-suite. The home is kept warm by a gas central heating system and benefits from double-glazed windows.

Externally, the partially walled front garden features lawns, patio areas for outdoor dining furniture, leafy shrubs, a shed and a log store. There is also a bike shed and a private driveway for off-street parking, accommodating two cars.

Extras: All fitted floor coverings, window coverings, light fittings, and Rangemaster cooker will be included in the sale. Whilst the furniture (sofa, king-size bed, double bed, dining table with chairs) is available by separate negotiation.

The sale of this property is not subject to an onward chain.

FEATURES

- Traditional detached cottage in Peebles
- Beautifully presented, modern interiors
- Entrance porch and hall
- South-facing living room with log-burner
- Dining room/bedroom 3 with beautiful fireplace
- Kitchen with adjoining versatile family room
- Two further double bedrooms
- Four-piece family bathroom
- Separate shower room
- Lovely front garden
- Private double driveway
- Bike shed and garden shed
- Gas central heating and double glazing





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DINING ROOM/BEDROOM
3, TWO FURTHER DOUBLE
BEDROOMS AND A FOUR-PIECE
FAMILY BATHROOM





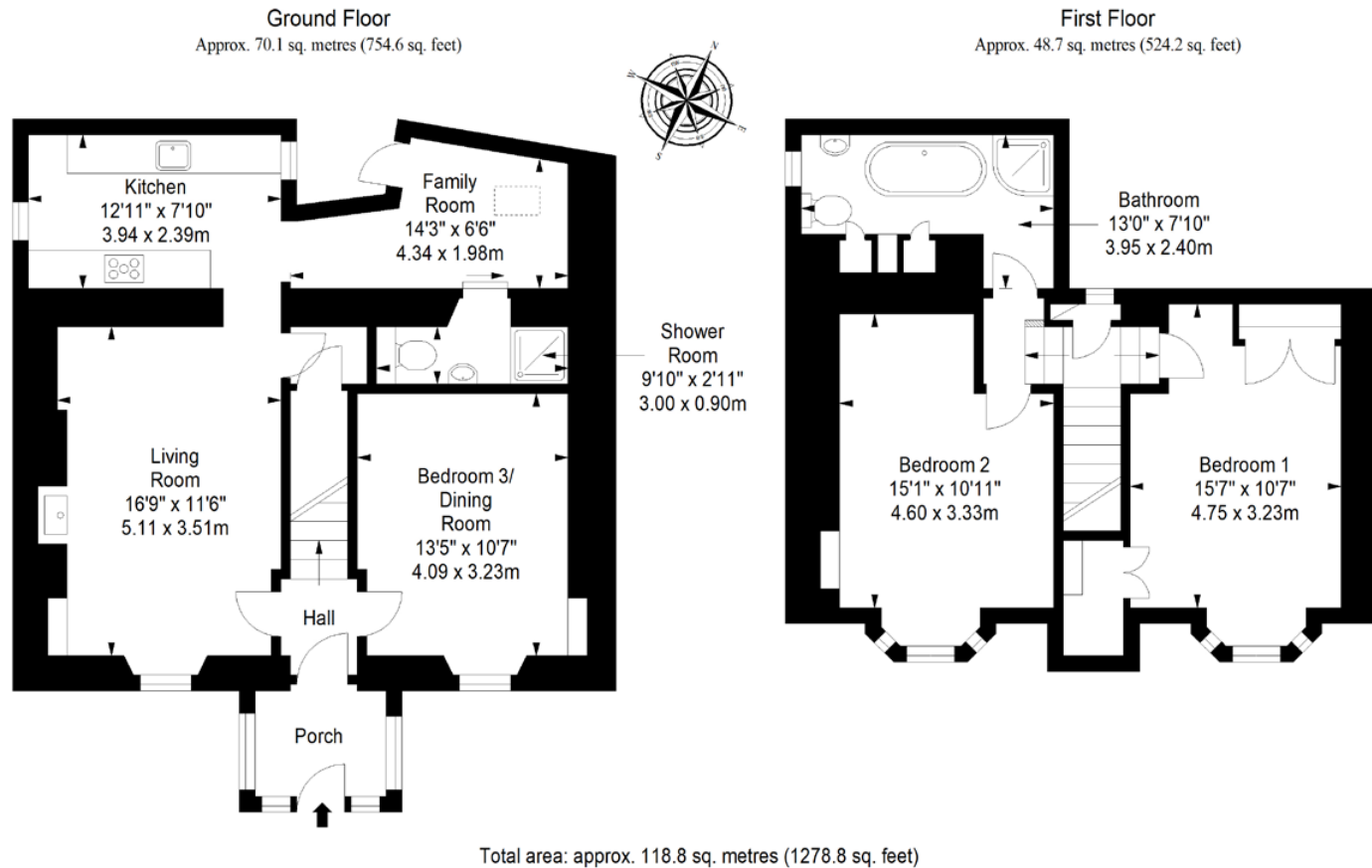
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THE AREA

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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