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45 EDDERSTON ROAD

PEEBLES, SCOTTISH BORDERS EH45 9DT



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WELCOME TO

45 EDDERSTON ROAD, PEEBLES

This bright and spacious detached chalet bungalow enjoys a quiet edge-of-town setting in the desirable Borders town of Peebles. It sits within enclosed gardens with leafy borders for added privacy and is presented in excellent move-in condition, offering a blank canvas of easy-to-adapt interiors. There is ample space for modern family living, featuring up to five flexible bedrooms, an office/store, a shower room, a bathroom, and multiple living areas. The property also benefits from garage parking and is within walking distance of central amenities, local schools, and the town's scenic surrounding countryside.

Accessed via a large, naturally-lit vestibule and adjoining entrance hall are two reception rooms: a generous, sun-filled living room with an open fire, garden access, and cosy carpeting; and a dining room with storage, conveniently open to the kitchen. The kitchen features contemporary yet classical units, wood-style flooring that continues from the dining room and complements the worktops, and ample space for a range of appliances, with a stylish cooker hood already fitted. A versatile, south-facing conservatory extends from here and onto the gardens, creating a lovely sunny spot for a breakfast area or playroom.

The ground floor also includes three comfortably carpeted double bedrooms (two with storage) and a modern three-piece bathroom. The sky-lit first floor, with contemporary wood-toned flooring, boasts a double bedroom, a single bedroom, and an office/store connected to a shower room and a large attic space for outstanding extra storage.







Gas central heating and partial double glazing ensure year-round comfort and efficiency.

Outside, the secure, leafy gardens enjoy a sunny rear aspect and include a lawn, a naturalised woodland garden, and scope for landscaping. There is also an undercroft for storing garden tools. A detached single garage offers private parking, with additional unrestricted parking available on the street.

Extras: The property is sold as seen, excluding window coverings.

Please note that the plot line is for illustrative purposes and not exact.

FEATURES

- Quiet setting in the charming town of Peebles
- Move-in-ready modern interiors
- Bright and spacious detached chalet bungalow
- Vestibule and entrance hall
- Generous south-facing living room with open fire and garden access
- Dining room (with storage) open to:
- Attractive contemporary kitchen
- Versatile south-facing conservatory off the kitchen
- Four double bedrooms (two with storage)
- Single bedroom with storage
- Office/store with a shower room and attic access
- Ground-floor bathroom and first-floor shower room
- Large attic for storage
- Enclosed leafy gardens, south-facing at the rear
- Detached single garage for private parking
- Gas central heating and partial double glazing





VERSATILE SOUTH-FACING
CONSERVATORY OFF THE
KITCHEN, FOUR DOUBLE
BEDROOMS AND A SINGLE
BEDROOM WITH STORAGE



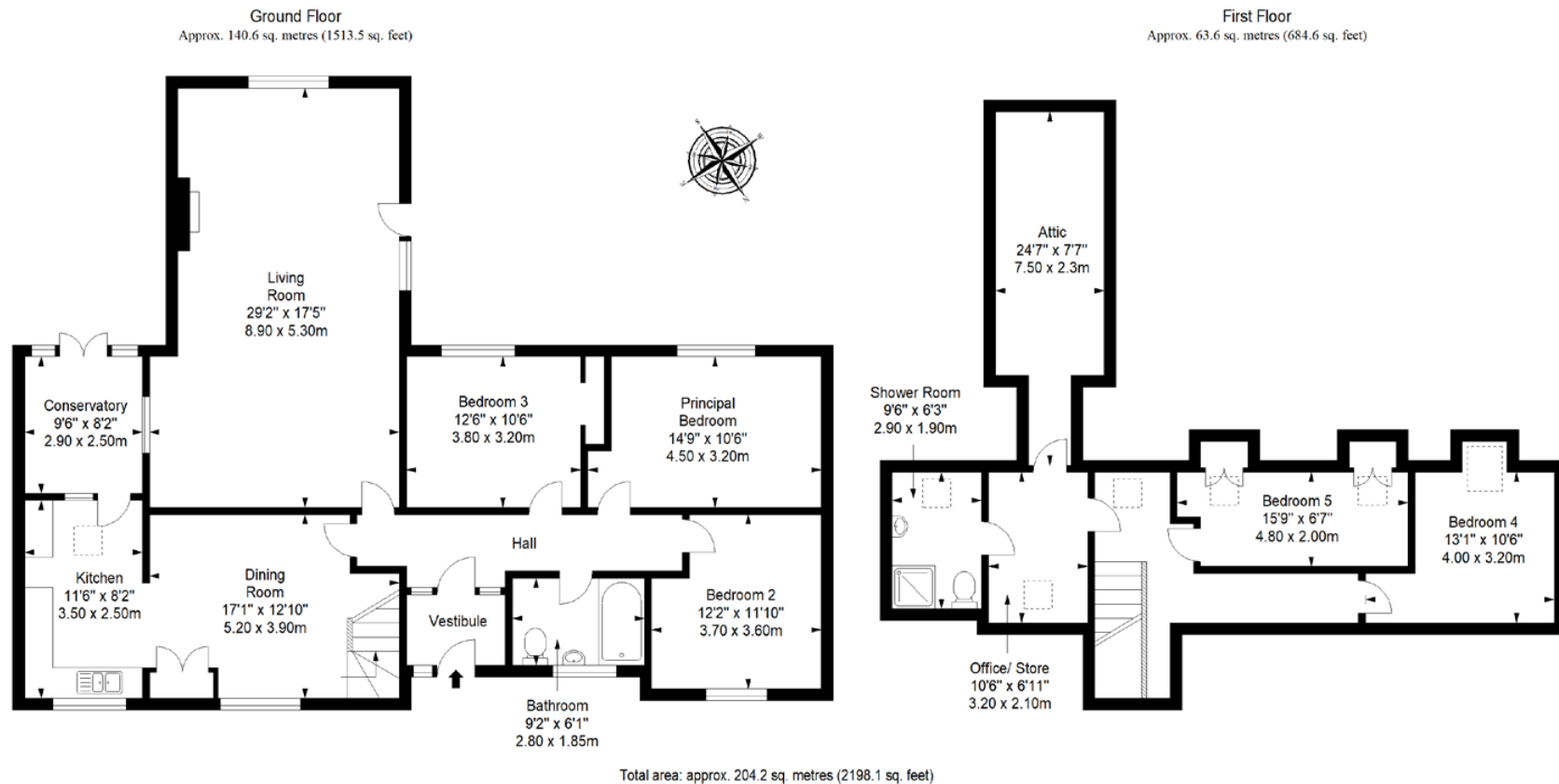


THE AREA

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, but also benefits from 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 arts events throughout the year. There are also a number of 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 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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