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SOLICITORS & ESTATE AGENTS



20 GEORGE PLACE

PEEBLES, SCOTTISH BORDERS EH45 8DW



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WELCOME TO

20 GEORGE PLACE, PEEBLES

This traditional one-bedroom upper villa enjoys an ideal setting in the charming town of Peebles, just a short walk from a wide range of central amenities and the picturesque surrounding countryside. It is immaculately presented in move-in condition, enjoying cohesive décor in tasteful natural tones, alongside contemporary yet timelessly classic fittings – a blank canvas for personalisation by the new owner, if desired. The property further benefits from a sunny, south-facing position, an enclosed private garden, and conveniently unrestricted on-street parking.



External steps at the side of the property lead up to the front door, which opens into an entrance hall housing a naturally lit storage cupboard. Immediately ahead lies a sun-filled living room, enhanced by comfortable fitted carpeting and useful built-in storage. It also benefits from a social connection to the bright kitchen, which enjoys a leafy, far-reaching outlook. The kitchen features an enduring Shaker-inspired design, with a range of dove-grey cabinets and matching worktops that are neatly integrated with a full suite of appliances. These comprise an oven and induction hob, a dishwasher, a fridge-freezer, and a washing machine.





Also located within the home, and reached from the hall, is a double bedroom and a shower room. The rear-facing bedroom shares the same captivating outlook as the kitchen, looking out towards open countryside, and is softly carpeted for added comfort. It has space to accommodate a bed and additional furniture pieces. The bright shower room features tasteful, neutral tiling and includes a WC, a basin with storage for toiletries, and a spacious, easy-access shower enclosure. The property is kept warm and efficient via electric heating and full double glazing.

Outside, the villa is complemented by a private rear garden, secured by gated fencing and offering appealing landscaping opportunities. Parking on the street is conveniently unrestricted.

Extras: The sale includes all fitted floor and window coverings, light fittings, and kitchen appliances.

FEATURES

- Convenient location close to the heart of Peebles
- Tranquil countryside views
- Move-in ready with modern, neutral interiors
- Traditional one-bedroom upper villa
- Entrance hall with built-in storage
- Sunny south-facing living room with storage and kitchen access
- Bright and stylish integrated kitchen
- Spacious double bedroom
- Bright shower room
- Private enclosed rear garden – ideal for landscaping
- Unrestricted on-street parking
- Electric heating and double glazing





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SPACIOUS DOUBLE BEDROOM,
A BRIGHT SHOWER ROOM
AND PRIVATE ENCLOSED
REAR GARDEN – IDEAL FOR
LANDSCAPING





THE AREA

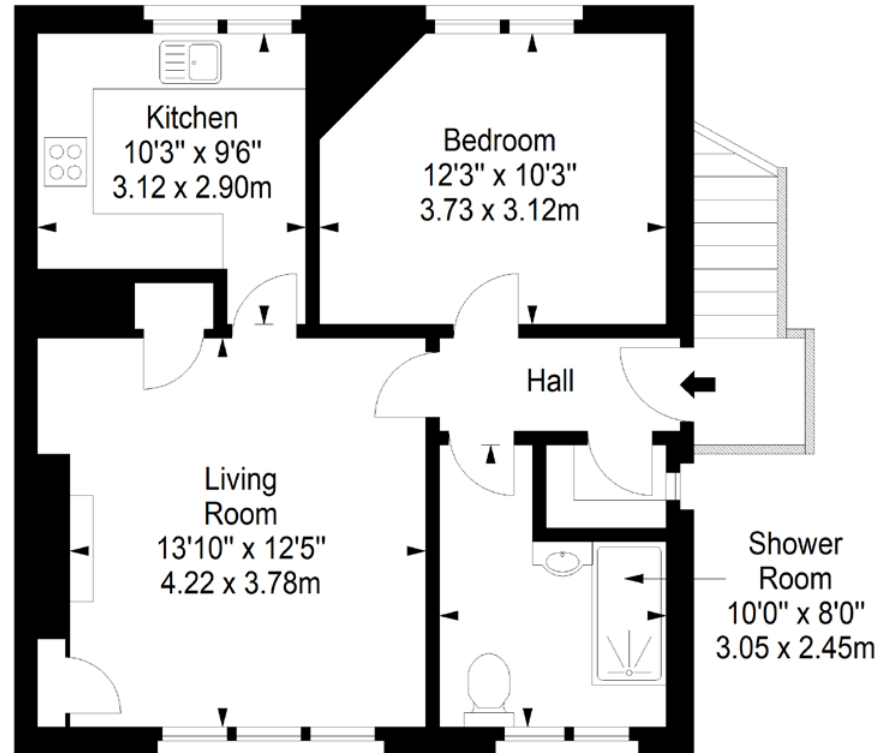
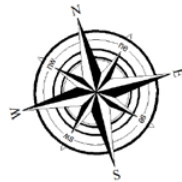
PEEBLES, SCOTTISH BORDERS

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

First Floor

Approx. 50.8 sq. metres (547.0 sq. feet)



Total area: approx. 50.8 sq. metres (547.0 sq. feet)

Property Office:

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