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1 CALEY COTTAGES

CALEDONIAN ROAD, PEEBLES, SCOTTISH BORDERS EH45 9DW



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WELCOME TO

1 CALEY COTTAGES

Offering four bedrooms, two reception rooms, a kitchen, and three bathrooms, this traditional end-terraced former railway cottage is situated in Peebles and comes beautifully presented with immaculate, modern interiors and tasteful décor. Externally, the home is accompanied by a spacious garden, a detached garage, and a private driveway.

Storm doors open into an entrance vestibule, leading through to a hall (with built-in storage) where the home's attractive interiors are immediately introduced with timeless sage-green décor and rich wood flooring. Following the hall along to the right, you reach a living room, offering a spacious footprint for a selection of lounge furniture layouts, all arranged around a warming log-burning stove. The room is tastefully decorated, enhanced by a warm wood floor, and supplemented by built-in storage. From here, double doors open into the adjacent family/dining room with a log burner, representing the perfect space for sit-down meals, dinner parties, and relaxing as a family, with south-facing bi-folding doors capturing sunny natural light throughout the day and opening onto the garden. The kitchen is conveniently accessed from here, as well as the hall, and is well-appointed with cream-coloured wall and base cabinets, wood worktops, a Belfast sink, and splashback tiling. A Rangemaster cooker is neatly housed within the cabinets and paired with an extractor hood, whilst integrated appliances comprise a fridge and a dishwasher. A utility room (with external access) supplements the kitchen and houses additional cabinetry, workspace, and space for appliances, whilst a separate laundry room provides a discrete space for a washing machine and dryer.







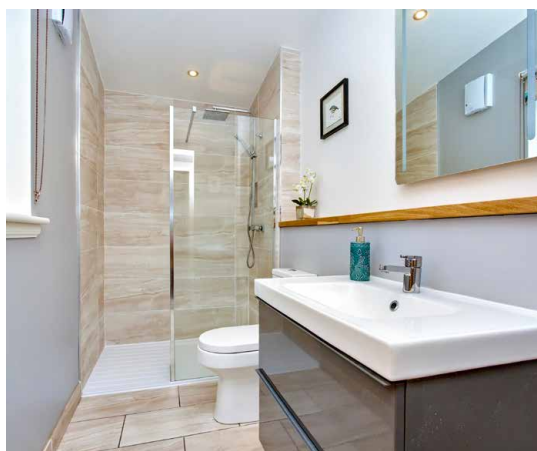
The appealing home accommodates four well-proportioned bedrooms with fitted wardrobes, all reflecting the pristine interiors of the preceding accommodation with pared-back, attractive décor. Three of the bedrooms are carpeted for comfort, whilst one has wood flooring and is currently being utilised as a home office/sitting area, highlighting the home's versatility and ideal for those who work or study from home. The principal bedroom boasts a vaulted ceiling and a Velux window, as well as the luxury of its own en-suite shower room comprising a walk-in enclosure with a rainfall showerhead and handset, a vanity unit with a basin inset, and a WC. Finally, a shower room and separate family bathroom complete the accommodation on offer. The shower room features a corner cubicle, a WC-suite, and a chrome towel radiator, whilst the bathroom comes complete with a roll-top bath, a pedestal basin, and a WC. The home is kept warm by a gas central heating system (which was replaced in 2023) and benefits from double-glazed windows, with triple glazing in the family/dining room.

Externally, the cottage is perfectly complemented by beautifully maintained front and rear gardens. The south-facing rear garden includes a neat lawn, a wealth of mature shrubbery and plants, and a decked terrace, whilst the good-sized front garden features a spacious, well-kept lawn, gravelled seating areas, and a lovely leafy border. Excellent private parking is provided by a detached garage and a driveway.

Extras: All fitted floor coverings, window coverings, light fittings (the living room light fitting is available by separate negotiation), cooker, and integrated kitchen appliances will be included in the sale. The freestanding appliances are also available by separate negotiation.

FEATURES

- End -terraced former railway cottage in Peebles
- Beautifully presented, modern interiors
- Vestibule and welcoming hall with storage
- Elegant living room with wood-burning stove
- South-facing family/dining room with bi-folding doors onto garden
- Well-appointed, attractive kitchen with utility room and laundry room
- Four good-sized bedrooms with fitted wardrobes
- One en-suite shower room
- Separate shower room and bathroom
- Neatly maintained front and rear gardens
- Detached garage and private driveway
- Gas central heating and double glazing (triple glazing in the family/dining room)





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THIS TRADITIONAL END-TERRACE
COTTAGE IS BEAUTIFULLY
PRESENTED WITH IMMACULATE,
MODERN INTERIORS



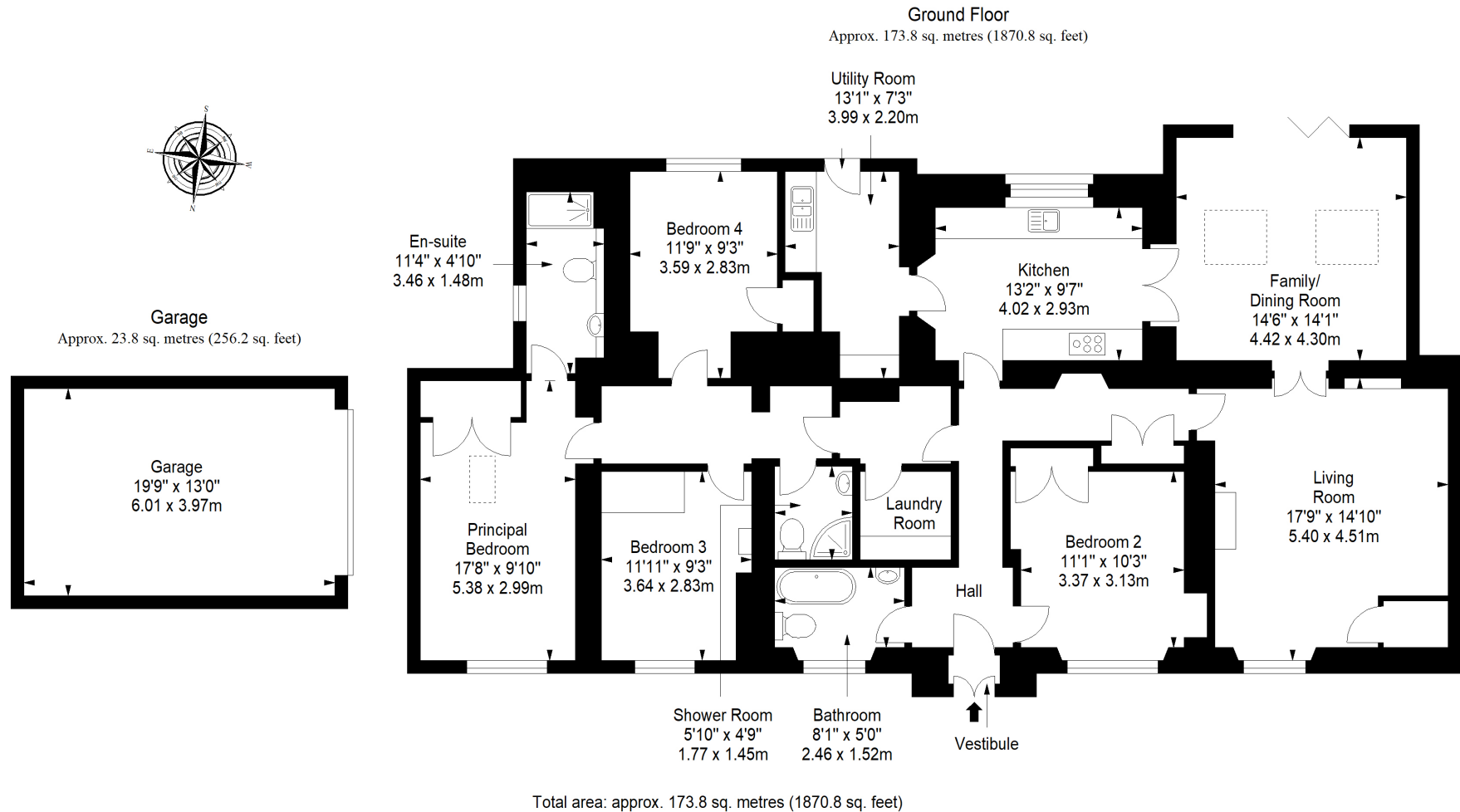


THE AREA

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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