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6 ST ANDREW'S ROAD

PEEBLES, SCOTTISH BORDERS EH45 8JJ



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WELCOME TO

6 ST ANDREW'S ROAD

This charming traditional semi-detached house lies within the Peebles conservation area, with central shops, schools, and scenic countryside all accessible on foot. An ideal family home, it offers three bedrooms, two reception rooms, and excellent storage, while blending period character with sympathetic contemporary styling. An attic with scope for development (subject to planning permission), along with a south-facing garden and unrestricted street parking, further enhance this enchanting property.

A chequered-tiled vestibule flows into an airy, pine-floored hall, which incorporates a convenient WC/utility area featuring a quaint stained-glass window. Off the hall, the living room is bathed in sunshine throughout the day. Sumptuous blue décor and a richly varnished hardwood floor add warmth, complemented by an intricate cornice and attractive recessed shelving. Next door, a bright and spacious wood-floored dining room with generous built-in shelving enjoys an open social flow to the kitchen, which in turn opens onto the garden.

The kitchen showcases a timeless Shaker-inspired design in navy and natural wood tones, centred around a complementary blue range cooker with hood. A patterned tiled splashback and flagstone flooring enhance its classic country charm, while an integrated dishwasher is included, with space for an upright fridge freezer and, in the hall WC, a freestanding washing machine. Completing the kitchen is a seating bar for breakfast and morning coffee.







Upstairs, an airy landing affords access to three inviting double bedrooms, all with plush carpeting, individual decorative styling, and useful built-in storage. Also on this level is a light-filled bathroom, classically styled with a shower-over-bath and chic subway-tiled surround. First-floor stair access leads to a skylit, carpeted attic offering plentiful storage and development potential, STPP. The property benefits from gas central heating, plus double and triple glazing.

Externally, the south-facing garden features a lawn, established planting, and a suntrap terrace ideal for outdoor dining or relaxation. The three-sided plot also includes a shed and covered bike storage. On-street parking is conveniently available and unrestricted.

Extras: The sale includes all fitted floor coverings, curtain rails, blinds, light fittings, and range cooker.

FEATURES

- Ideal location in sought-after Peebles
- Charming semi-detached period home
- Vestibule and entrance hall with WC/utility room
- South-facing living room with storage
- Bright dining room (with storage) open to:
- Attractive country-style kitchen with breakfast bar and garden access
- Three double bedrooms with storage
- Bright bathroom with shower-over-bath
- Stair access to a floored attic (development potential, STPP)
- Three-sided plot with a south-facing garden and shed
- Unrestricted on-street parking
- Gas central heating and double/triple glazing





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THREE DOUBLE BEDROOMS
WITH STORAGE & A BRIGHT
BATHROOM WITH
SHOWER-OVER-BATH



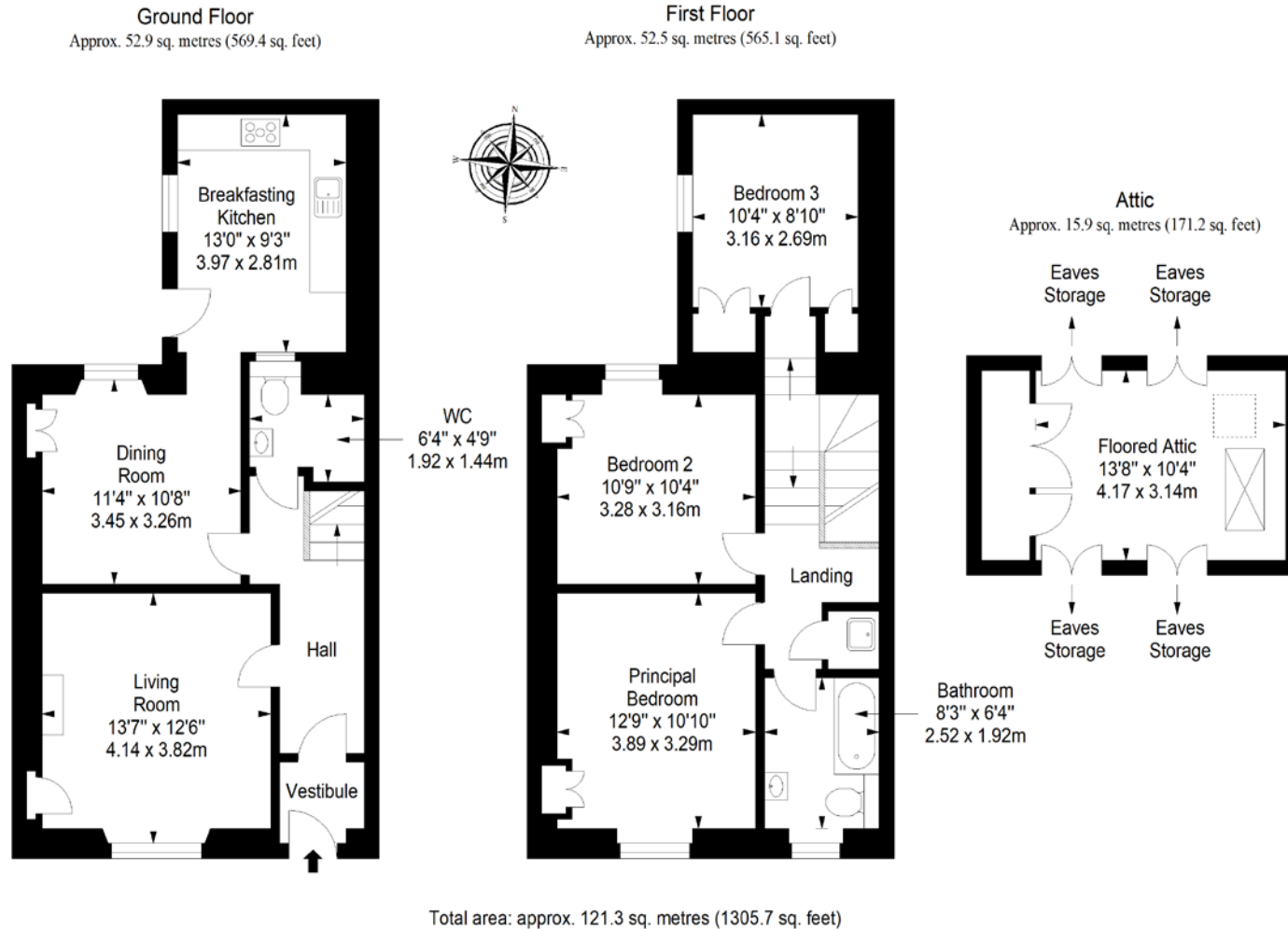


PEEBLES

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



Property Office:

15 Eastgate, Peebles EH45 8AD | Tel: 01721 721515 | Email: property@blackwoodsmith.com | www.blackwoodsmith.com

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