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ARDBEG, 2 MONTGOMERY PLACE

PEEBLES, SCOTTISH BORDERS EH45 8ET



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WELCOME TO

ARDBEG, 2 MONTGOMERY PLACE

Ardbeg is a traditional three-bedroom semi-detached house that occupies a corner plot, providing spacious interiors, private parking, and fully-enclosed gardens. It is finished to an impressive standard as well, with beautiful interior design and high-end finishings throughout, including a stylish breakfasting kitchen and bathroom, and a charming sunroom. Situated in the Peebles conservation area, the property also has a much sought-after location in the heart of the town.

THE HIGHLIGHTS

- Traditional semi-detached house with a corner plot
- Situated in the Peebles conservation area
- Elegant interior design and high-end finishings
- Vestibule and hall with built-in storage
- Dual-aspect living room with an open fireplace
- Stylish breakfasting kitchen/dining room
- Versatile sunroom with lovely hillside views
- Landing with a skylight and airing cupboard
- Two spacious double bedrooms
- Versatile single bedroom/study/office
- Contemporary three-piece bathroom
- Fully-enclosed front and rear gardens
- Gated driveway for off-street parking
- Gas central heating and double glazing







TAKE A LOOK AROUND

Inside, you are greeted by a vestibule and hall (equipped with storage) that immediately establish the home's credentials. The dual-aspect living room is to the left. Enjoying a fashionable palette of neutral hues, it is a sophisticated and inviting space. The homely aesthetic is further enhanced by a shelved recess and a built-in cupboard, whilst a working open fireplace adds a cosy focal point. The kitchen/dining room is adjacent, sporting white cabinets and wood-toned worktops with a return that doubles as a breakfast bar. It is an ultra-modern design complemented by neutral splashbacks and a hardwood parquet floor, as well as integrated appliances for a sleek finish. A clever layout also affords ample room for a table and chairs set beside fitted seating. A versatile sunroom extends from here, providing a delightful setting that can be tailored to your needs. It also has an inspiring backdrop of lovely hillside views.

HEAD ON UP

Meanwhile, the three bedrooms are on the first floor, off a landing with an airing cupboard and a skylight that allows extra sunshine to flow throughout. In keeping with the high standards, each room is elegantly styled and laid with soft carpet. The principal bedroom and dual-aspect second bedroom (with storage) are both spacious doubles, whilst the third bedroom is a versatile single that could alternatively be used as a study or home office. A contemporary bathroom completes the accommodation, featuring a storage-set washbasin, a hidden-cistern toilet, and a bath with an overhead shower. It also has on-trend metro-style splashbacks and a built-in cupboard. Gas central heating and double glazing ensure year-round comfort.







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TWO SPACIOUS DOUBLE
BEDROOMS AND A
VERSATILE SINGLE
BEDROOM/STUDY/OFFICE





TOUR THE GROUNDS

Outside, there is a mature front garden and a landscaped side/rear garden, which features a neat lawn, a patio, and a decked seating area – perfect for lounging in the sun. A gated rear driveway provides off-street parking as well.

TELL US ABOUT

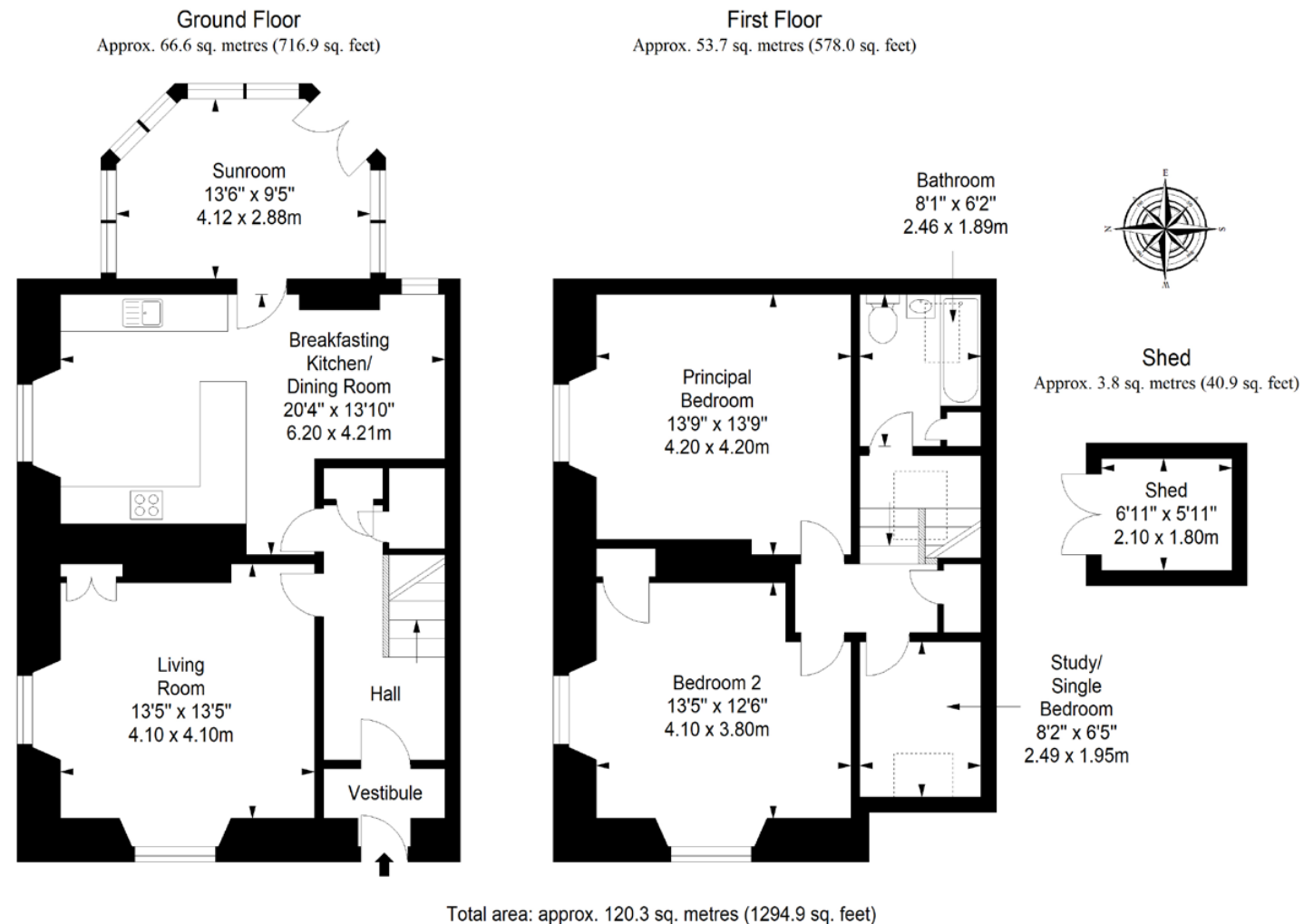
PEEBLES

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

THE DETAILS

Extras: all fitted floor and window coverings, light fittings (except the living room), and integrated kitchen appliances (oven, ceramic hob, fridge/freezer, dishwasher, and washing machine) to be included in the sale.



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