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21 GALLOW HILL

PEEBLES, SCOTTISH BORDERS EH45 9BG



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WELCOME TO

21 GALLOW HILL

Occupying a generous corner plot, this four-bedroom detached house is a rarely available family home the promises spacious, light-filled rooms and a picturesque setting on the rural fringes of Peebles. This southeast-facing home further benefits from excellent storage, a well-stocked breakfasting kitchen, a three-piece bathroom, and a separate WC. Whilst the interiors would benefit from cosmetic modernisation, the property remains an outstanding prospect for families seeking a large home that also comes with ample private parking and a wealth of garden space.



THE HIGHLIGHTS

- Spacious detached house with a large corner plot
- On the picturesque rural fringes of Peebles
- Tandem driveway and integrated garage
- Mature wraparound gardens
- Bright entrance hall with storage and WC
- Open-plan living/dining room with an open fireplace
- Generously appointed breakfasting kitchen
- Three double bedrooms and a flexible fourth bedroom
- Bright bathroom with a three-piece suite
- Gas central heating and double-glazed windows





TAKE A LOOK AROUND

A bright entrance hall welcomes you, providing understairs storage and a WC. On the left is the open-plan living and dining room, which stretches the entire depth of the property to ensure ample floorspace for a wide choice of furnishings. Dual-aspect windows (to the southeast and northwest) flood the room in all-day sun, whilst an open fireplace brings a cosy focal point. There is also a serving hatch from the dining area to a generously appointed breakfasting kitchen, which features timber-toned cabinets and sweeping worksurfaces that house freestanding white goods. In addition, the kitchen has further built-in storage and access to the rear garden.

HEAD ON UP

On the first floor, a naturally-lit landing (with an airing cupboard) connects to the four bedrooms. The principal and second bedrooms are both large and airy doubles with built-in wardrobes, whereas the third bedroom is a double that has been organised into a generous office. The fourth bedroom is a flexible single that brings additional versatility to the home, ensuring plenty of space to meet life's ever-changing needs. A bright three-piece bathroom completes the interiors. The property has gas central heating and double glazing for year-round comfort.



TOUR THE GROUNDS

Making the most of its corner plot, the home has an impressive amount of garden space which wraps around the property. The sweeping lawns and mature plants are carefully maintained, and each section of the garden captures lots of sun throughout the entire day. A large greenhouse is also included. To the front, there is a tandem driveway and an integrated garage as well.





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THREE DOUBLE BEDROOMS
AND A FLEXIBLE FOURTH
BEDROOM





THE DETAILS

All fitted floor and window coverings, light fittings, an electric cooker, a fridge, and a washing machine to be included in the sale.

TELL US ABOUT

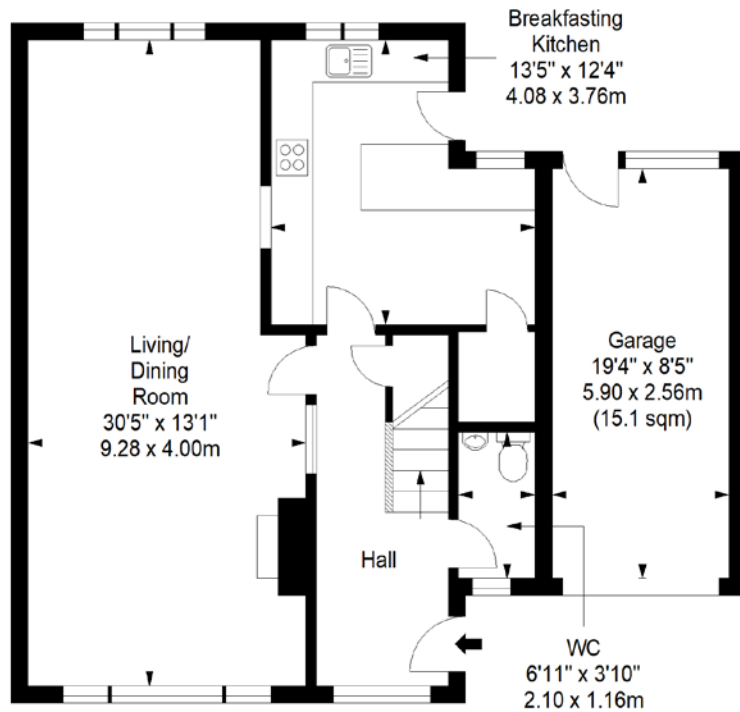
PEEBLES

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

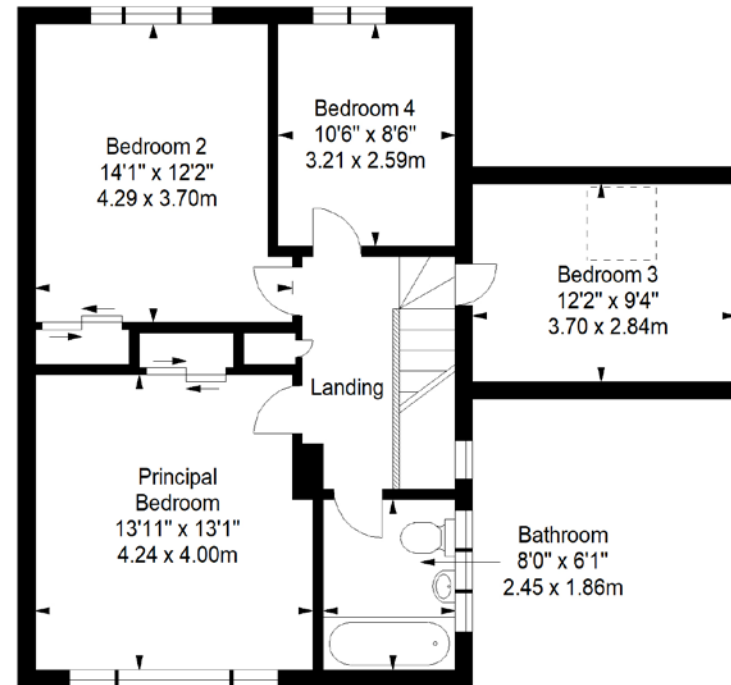
Ground Floor

Approx. 63.6 sq. metres (684.6 sq. feet)



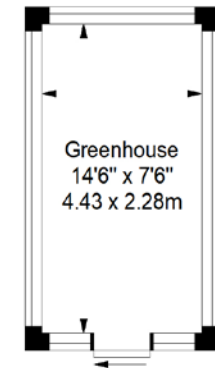
First Floor

Approx. 67.8 sq. metres (729.8 sq. feet)



Greenhouse

Approx. 10.1 sq. metres (108.7 sq. feet)



Total area: approx. 131.4 sq. metres (1414.4 sq. feet)

Property Office:

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