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6A, MONTGOMERY PLACE

PEEBLES, SCOTTISH BORDERS, EH45 8ET



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WELCOME TO

6A, MONTGOMERY PLACE, PEEBLES

Set against a scenic backdrop with lovely views, this two-bedroom upper villa lies within an enchanting stone-built period property and offers an exciting development opportunity in the heart of desirable Peebles. Now in need of modernisation, the interiors present a purchaser with the chance to create a fully personalised home, attractively accompanied by an enclosed garden and driveway.

THE HIGHLIGHTS

- Central location offering scenic views
- Upper villa with scope for modernisation
- Ground-floor vestibule and upper hall with storage
- Bright living/dining room with a period cornice
- Light-filled fitted kitchen
- Double bedroom with a cornice and fitted storage
- Large rear-facing single bedroom with walk-in storage/potential study
- Bright three-piece bathroom
- Secure private plot with a rear garden, shed, and driveway
- Electric heating and partial double glazing







TAKE A LOOK AROUND

A ground-floor vestibule and naturally lit staircase lead up to a central hall with useful storage and practical wood-style flooring. This airy entrance area offers access to all rooms.

HEAD ON UP

Benefiting from afternoon sun via a dormer window, the reception room provides a flexible space for comfortable seating and a dining zone, enhanced by a classic cornice and a tiled ornamental fire surround. Nestled beneath the eaves, the room enjoys a warm and welcoming feel.

Located to the rear, the kitchen takes in lush green views through twin picture windows. Though requiring upgrading, it is currently fitted with a range of units, a workspace, and the same wood-style flooring continued from the hall. The layout allows space for a selection of freestanding appliances.

The main bedroom is a dormer-fronted double, open to the eaves and framed by a cornice. It comes complete with a large fitted wardrobe.

As with the kitchen, the second bedroom enjoys picture windows framing a tranquil, scenic outlook. It is a good-sized single with wood-style flooring and a large walk-in cupboard with fitted shelving and natural light, which could also serve as a quiet study nook for working remotely.

Completing the home is a bright three-piece bathroom with a WC suite and a bath.







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A LIGHT-FILLED FITTED
KITCHEN, DOUBLE
BEDROOM AND A
SINGLE BEDROOM





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TOUR THE GROUNDS

Outside, the villa enjoys exclusive use of a generous side section of the grounds, enclosed and directly accessible from the front entrance. This outdoor space is gravelled and paved for easy upkeep and includes a rear drying area, a shed, and a gated driveway for convenient parking.

TELL US ABOUT PEEBLES

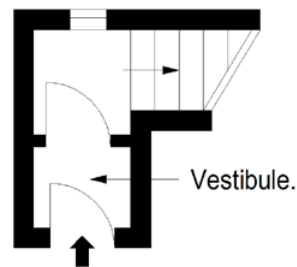
Nestled in the Tweed Valley, within the Scottish Borders, the charming Royal Burgh of Peebles is a historic and picturesque town. The town has been recognised as the 'Top Independent Retailing Town in Scotland' with a wealth of independent shops, but also benefits from a handful of high-street supermarkets, 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

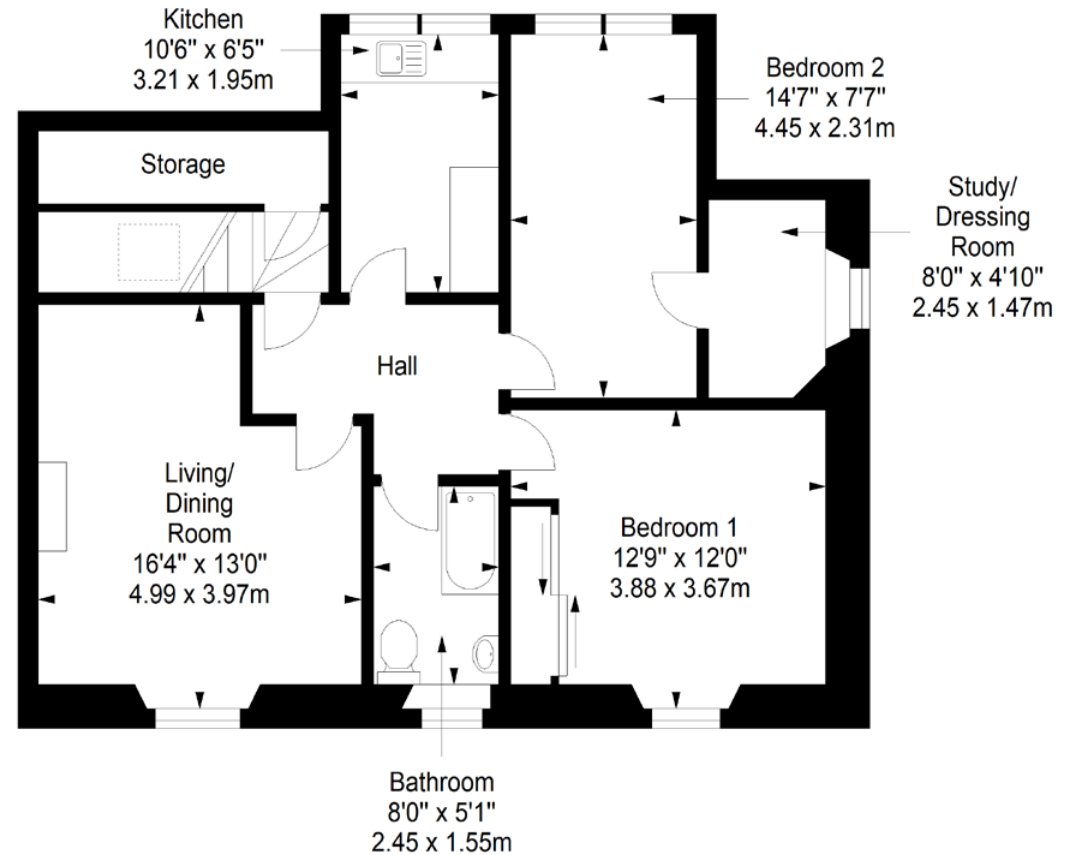
THE DETAILS

Extras: The property is sold as seen. The sale of this property is not subject to an onward chain.

Ground Floor
Approx. 4.2 sq. metres (45.2 sq. feet)



First Floor
Approx. 73.2 sq. metres (787.9 sq. feet)



Total area: approx. 77.4 sq. metres (833.1 sq. feet)

Property Office:

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