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SOLICITORS & ESTATE AGENTS



# WELCOME TO 35 GEORGE STREET

PEEBLES, SCOTTISH BORDERS EH45 8DL



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# WELCOME TO

## 35 GEORGE STREET

Benefiting from a south-facing secure garden and unrestricted on-street parking, this charming semi-detached house is an appealing option for professionals and families, offering space and versatility with three bedrooms and two reception rooms. It is ideally situated just a short walk from Peebles' town centre and its picturesque surroundings, with local schools just over a mile away.



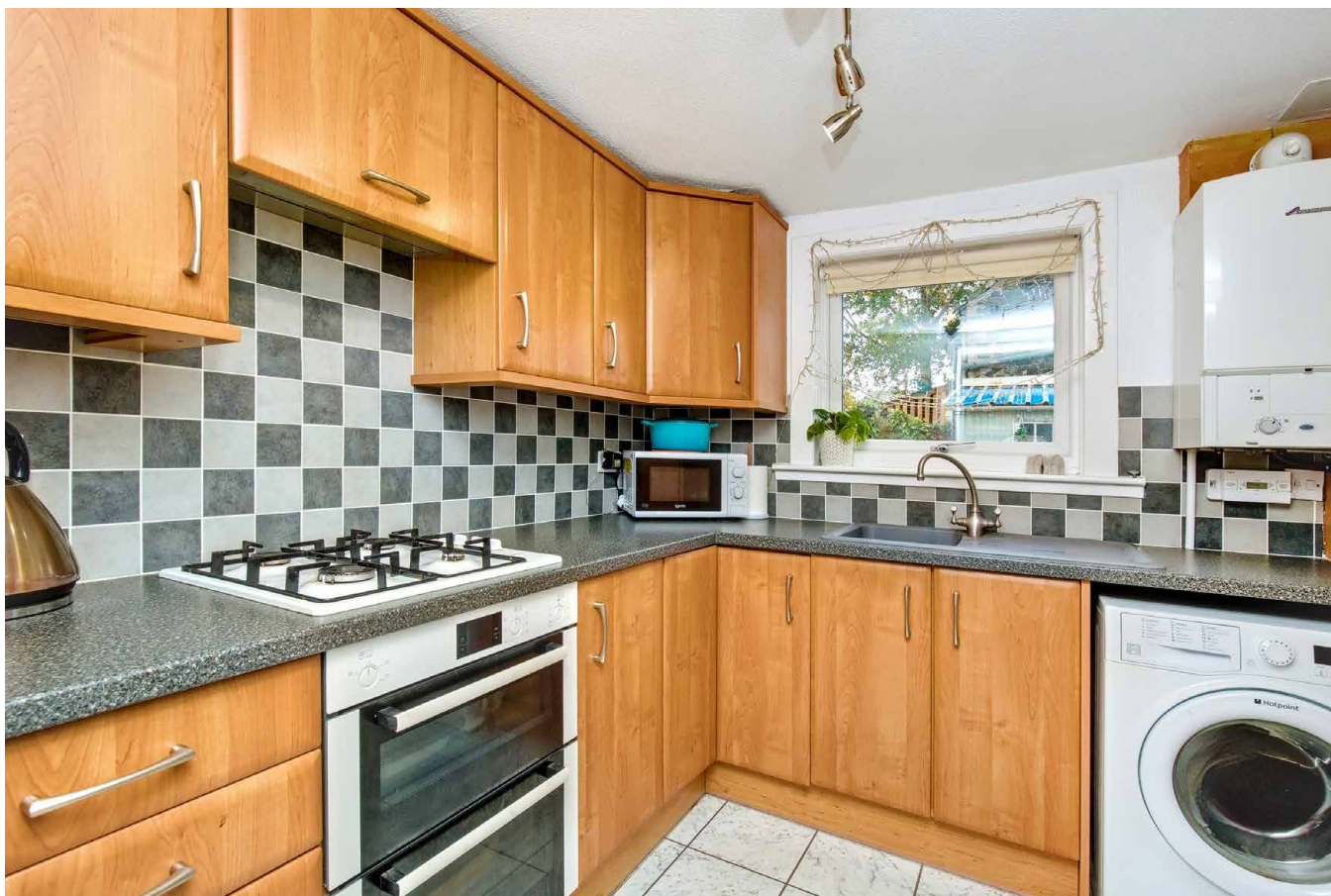
## THE HIGHLIGHTS

- Charming semi-detached period house
- Vestibule and entrance hall
- Bright living room with a living flame fire
- Sunny dining room with storage, fireplace, and kitchen access
- South-facing modern kitchen with garden access
- Three inviting bedrooms (two doubles and a single)
- Bright shower room with a walk-in shower
- Secure south-facing rear garden
- Unrestricted on-street parking
- Gas central heating and double glazing









## TAKE A LOOK AROUND

Reached through a picket-fenced garden, the front door opens into a vestibule and hall, which flows into the living room. Illuminated by a wide box window, this welcoming sitting area is tastefully presented with pastel-toned décor and wood-inspired flooring. An elegant fireplace with a living flame fire adds a homely focal point. Also reached from the hall, the second reception room faces south over the rear garden and is similarly styled to the living room. Built-in storage and a decorative period fireplace further enhance the room, which is ideal for dining due to its direct connection to the kitchen. The equally sunny kitchen opens onto the garden and boasts a modern design with wood-toned units, ample workspace, and a chequered splashback. The space accommodates an integrated oven and gas hob, an under-counter washing machine, and an upright fridge freezer.

## HEAD ON UP

Upstairs, fanning off a central landing with storage, are three light and airy bedrooms (two doubles and a single/ideal study), all cosily nestled beneath the eaves. Each room enjoys serene, understated décor and soft carpeting underfoot. A bright, aqua-panelled shower room, with a walk-in shower area, completes this floor.

## THE DETAILS

The sale includes all fitted flooring, window coverings, light fittings, and appliances.





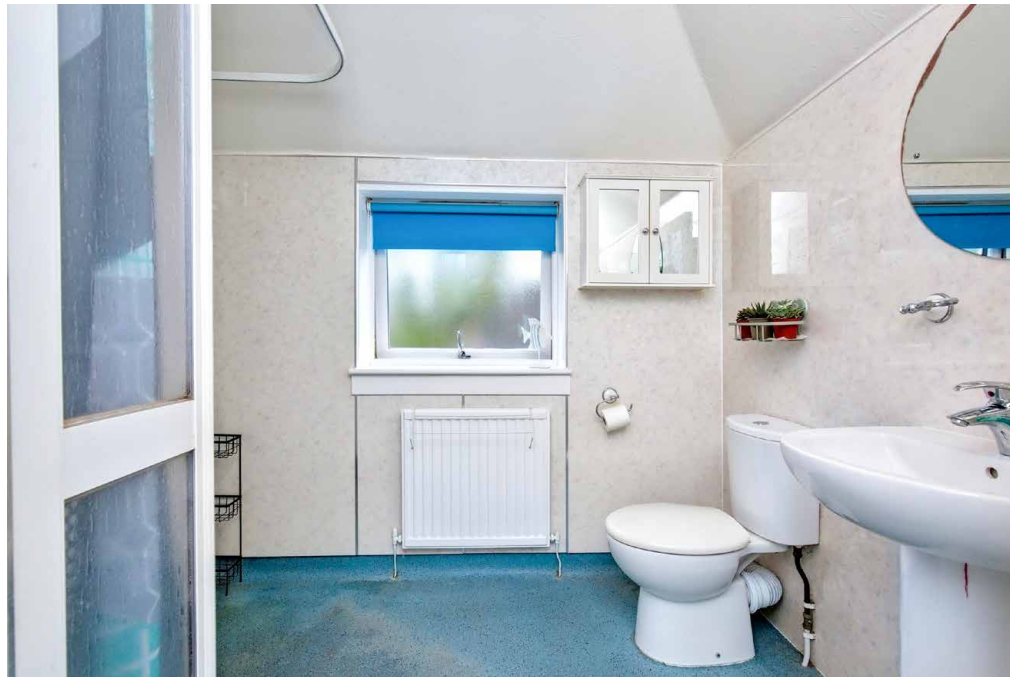
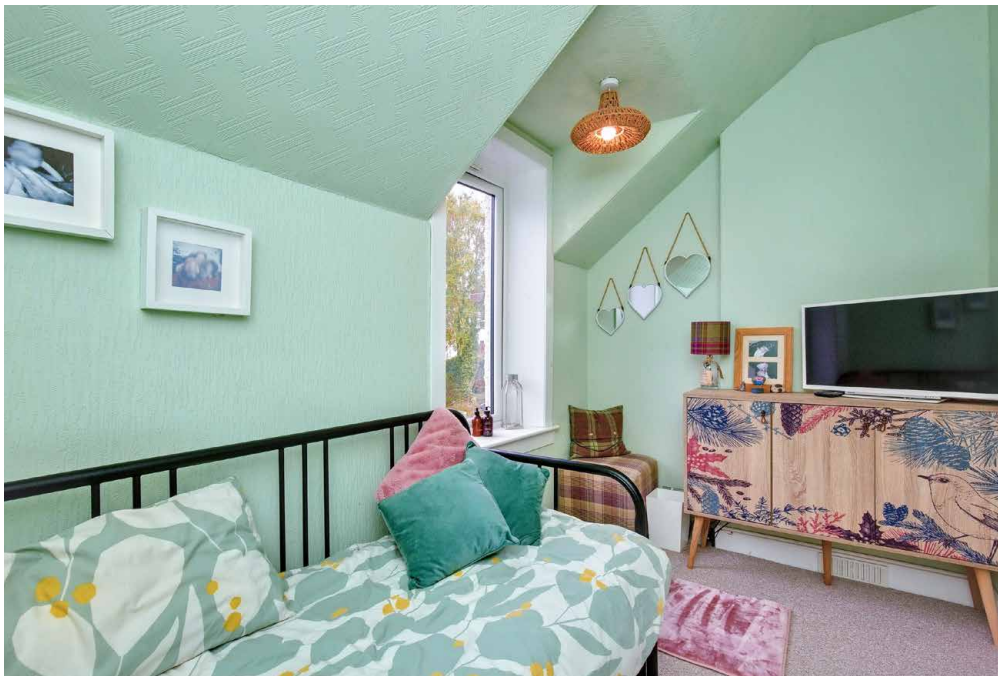






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EACH ROOM ENJOYS SERENE,  
UNDERSTATED DÉCOR AND  
SOFT CARPETING UNDERFOOT







## TOUR THE GROUNDS

In addition to the inviting small garden to the front, the rear of the property boasts a good-sized garden that enjoys sun throughout the day. Fully paved and secure, it is an easy-to-maintain outdoor space, ideal for family recreation and summer barbecues. A large fixed shed provides handy external storage.

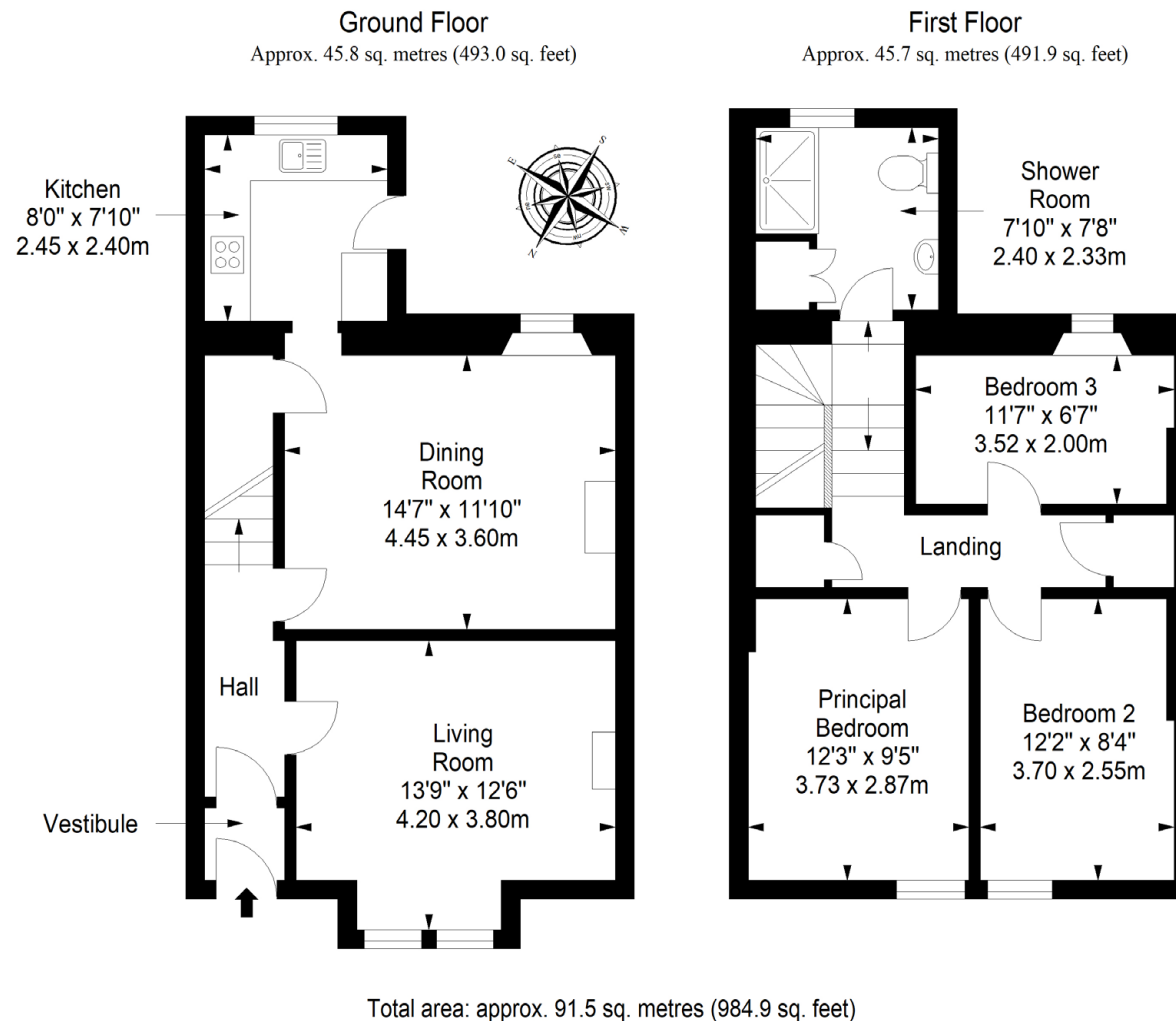
## TELL US ABOUT

### 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



## Property Office:

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