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24 DEAN PARK

PEEBLES, SCOTTISH BORDERS EH45 8DD



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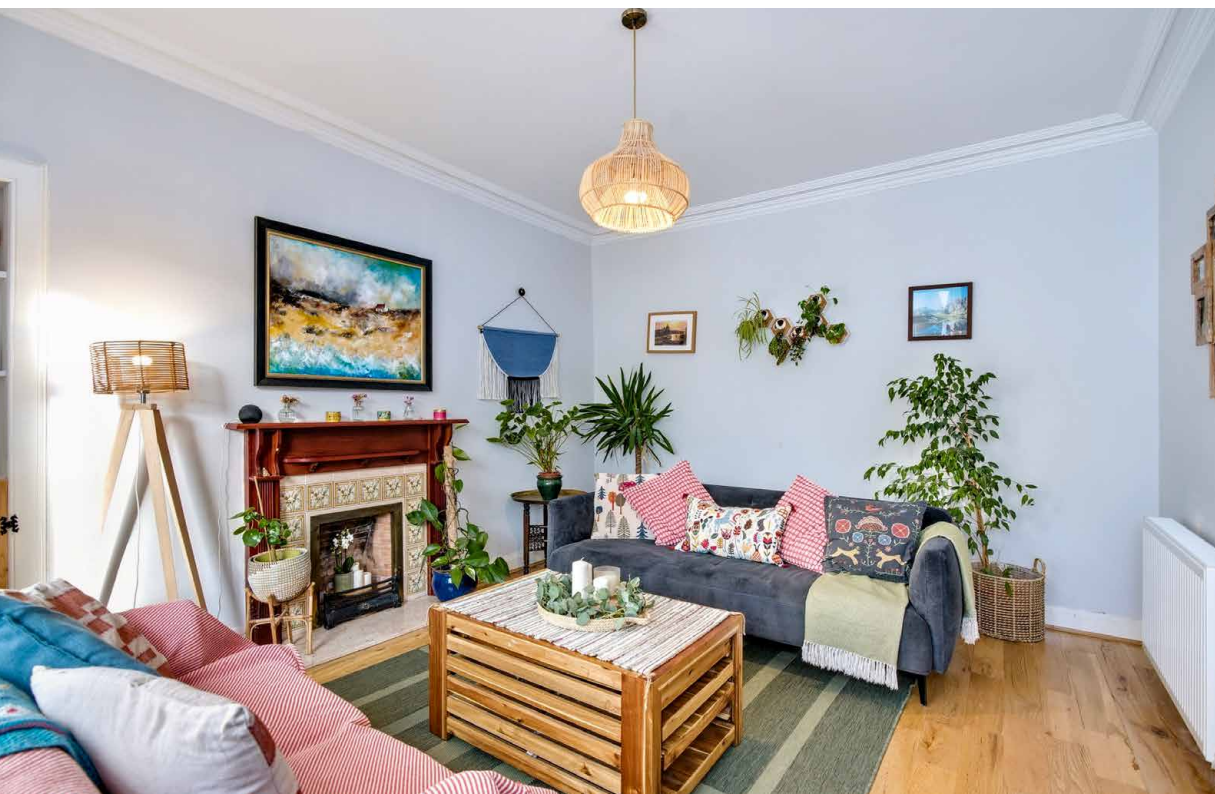
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WELCOME TO

24 DEAN PARK

Desirably located within the picturesque conservation area in the Borders town of Peebles, this bright and spacious three-bedroom traditional mid-terrace villa lies within walking distance of the town centre, local shops and schools, whilst also offering stunning hillside views of the Tweed Valley. The beautifully presented, versatile interiors retain period features while offering a modern social environment with multiple reception rooms, ideal for families or entertaining. The property also has enclosed front and rear gardens and access to unrestricted parking on the street outside.



THE HIGHLIGHTS

- Desirable country town location
- Charming mid-terrace villa with stylish décor
- Entrance hall with storage
- Bright and spacious living room
- Light-filled dining room and integrated breakfast kitchen with garden access
- Three double bedrooms (with storage)
- Naturally-lit bathroom with shower-over-bath
- Secure rear garden with shed
- Enclosed easy-maintenance front garden
- Unrestricted on-street parking
- Gas central heating and double glazing





TAKE A LOOK AROUND

Accessed through a gated easy-maintenance front garden, the welcoming hall (with storage) has naturally-toned flooring which flows seamlessly into the other ground floor rooms. The elegant living room features a focal fireplace, display/storage alcove and pared-back cornice, whilst the generous open-plan kitchen and dining room has garden access and benefits from warm décor, panelled ceiling, a traditional clothes pulley, a peninsula for breakfasting and a stunning Shaker-style kitchen area, neatly integrated with an oven, an induction hob, a fridge freezer, a dishwasher, and a free-standing washing machine. The ground floor is completed by a naturally-lit bathroom with shower-over-bath.

HEAD ON UP

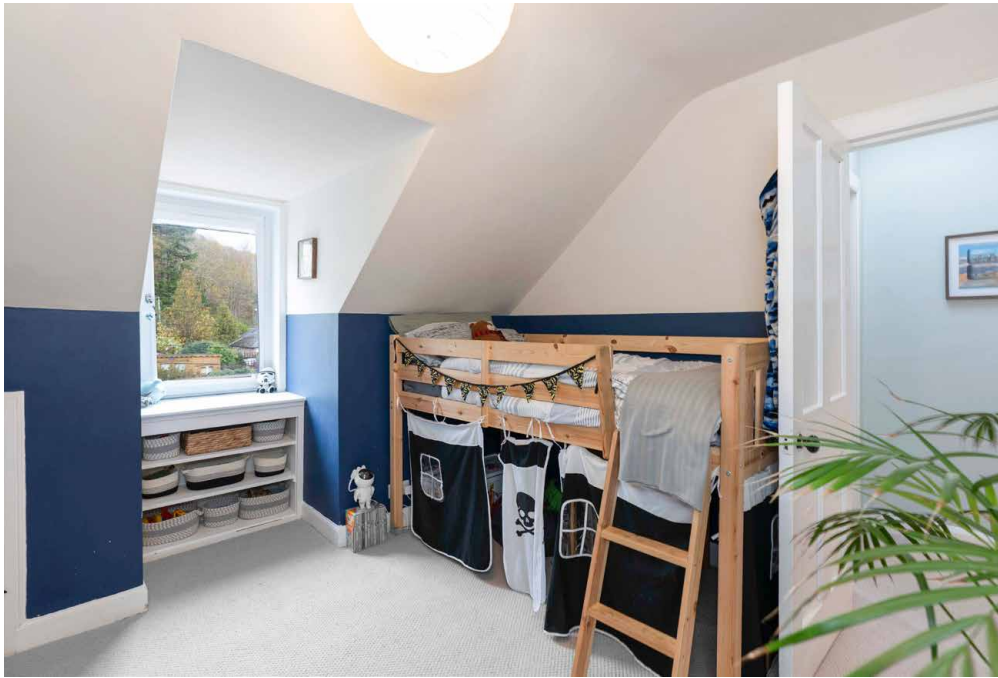
Hard-wearing natural tread carpeting leads up the stairs to a Velux window-lit landing from which the three plushly carpeted bedrooms nestled beneath the eaves can be accessed. The dormer-fronted principal bedroom features a walk-in storage cupboard, which can double up as a dressing room or study nook, while the two other bedrooms include built-in wardrobes for storage. Gas central heating and double glazing throughout ensure that the property is warm and energy efficient.

TOUR THE GROUNDS

Outside, the villa boasts a well-maintained fenced rear garden (accessed both via the kitchen and through a vennel entrance beside the front door) with a lawn, a shed, a decked area for seating and further exterior storage. Finally, there is unrestricted on-street parking outside and on surrounding streets.

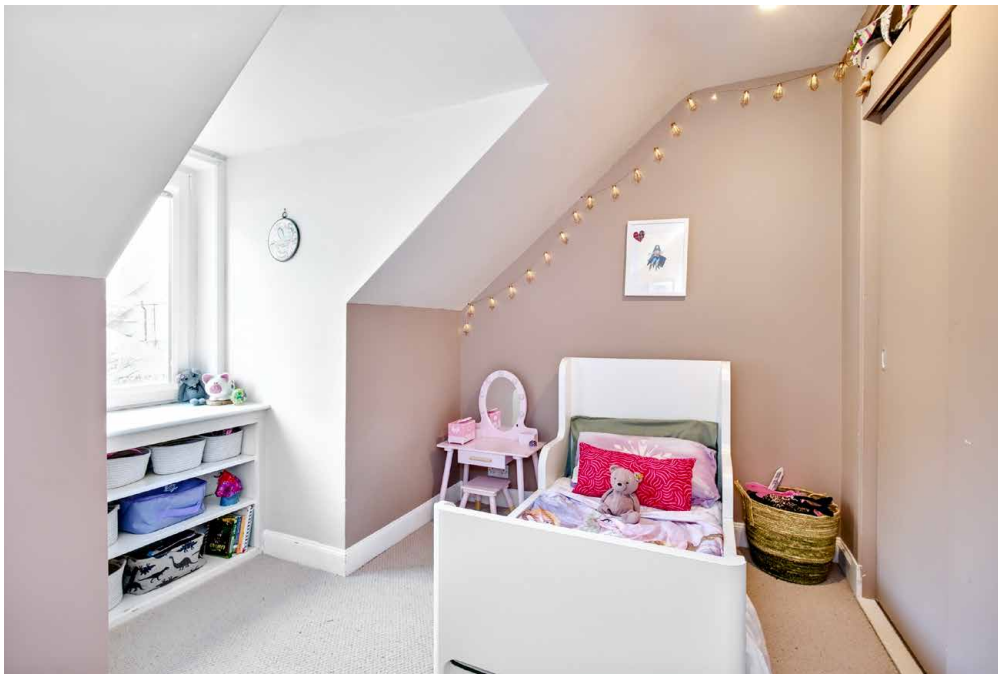






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THREE DOUBLE BEDROOMS
(WITH STORAGE) AND A
NATURALLY-LIT BATHROOM
WITH SHOWER-OVER-BATH





THE DETAILS

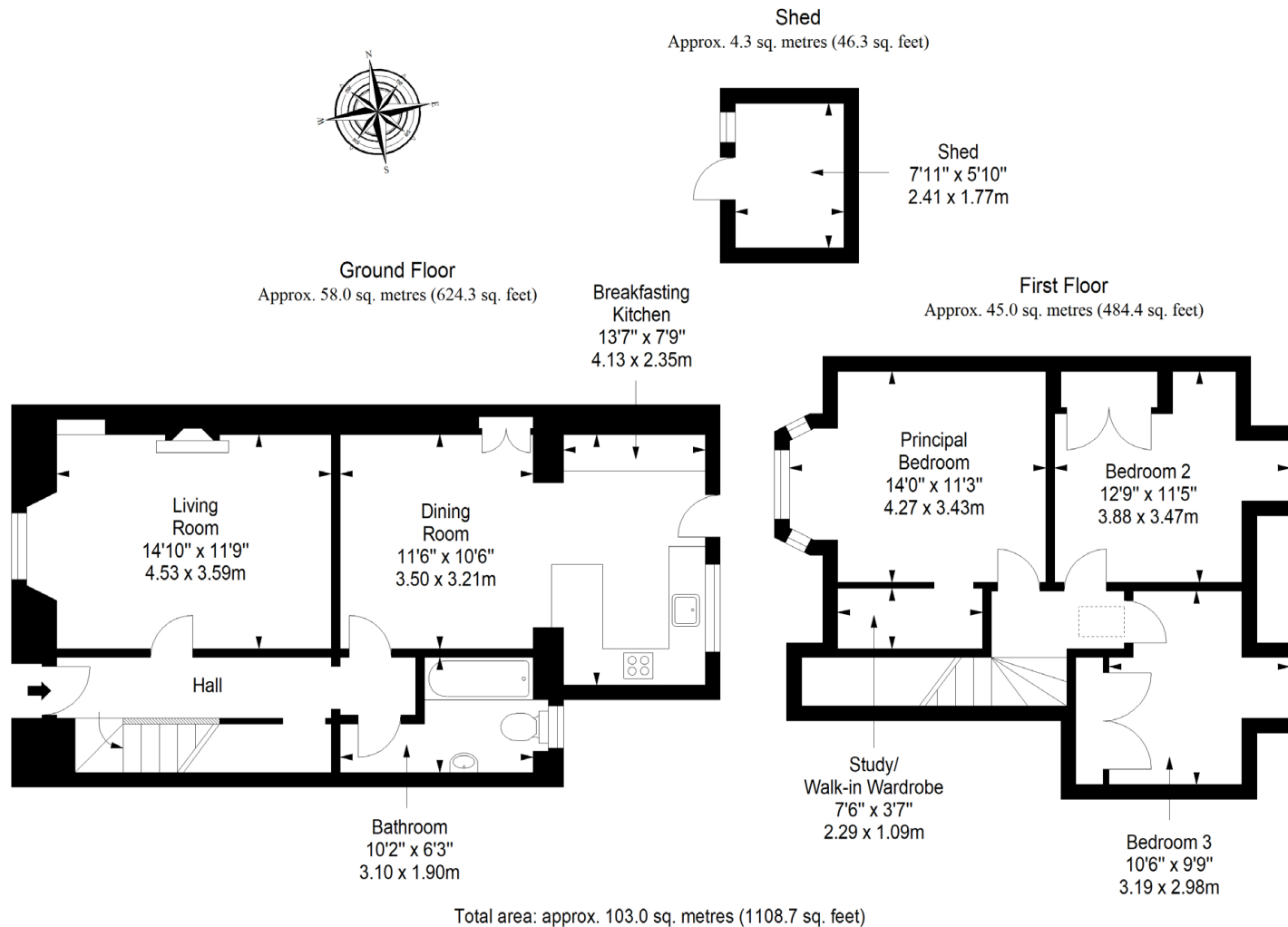
Extras: The sale includes all fitted floor and window coverings, light fittings, and kitchen appliances.

TELL US ABOUT

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



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