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55 KINGSWAY

PEEBLES, SCOTTISH BORDERS EH45 9HY



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WELCOME TO

55 KINGSWAY

Occupying a peaceful setting within an established and popular residential development on the southern side of the picturesque Borders town of Peebles, this three-bedroom end-terrace house spreads across three half-floors and is within walking distance of local schools, shops and amenities. Benefiting from enclosed front and rear gardens - with a single garage also at the rear of the house - the property presents exciting opportunities to create a personalised family home only a stone's throw from open countryside.



THE HIGHLIGHTS

- Desirable country town location
- End-terrace house on three levels
- Entrance vestibule and hall with storage and WC
- Spacious living room with skylight
- South-facing dining kitchen
- Three double bedrooms
- Box room/home study
- Shower room with walk-in shower
- Enclosed front and rear gardens
- Separate single garage
- Gas central heating and double glazing





TAKE A LOOK AROUND

Accessed through a gated front garden, the front door opens into an entrance vestibule and hallway (with storage and guest WC) that provides access to the three levels. The ground floor comprises a spacious, south-facing dining kitchen, well appointed with ample worktop and storage space, a box room with home office potential and a bright south-facing bathroom with walk-in shower. Down a short flight of steps, the lower ground floor features two spacious double bedrooms, located at the rear of the property looking onto the garden.

HEAD ON UP

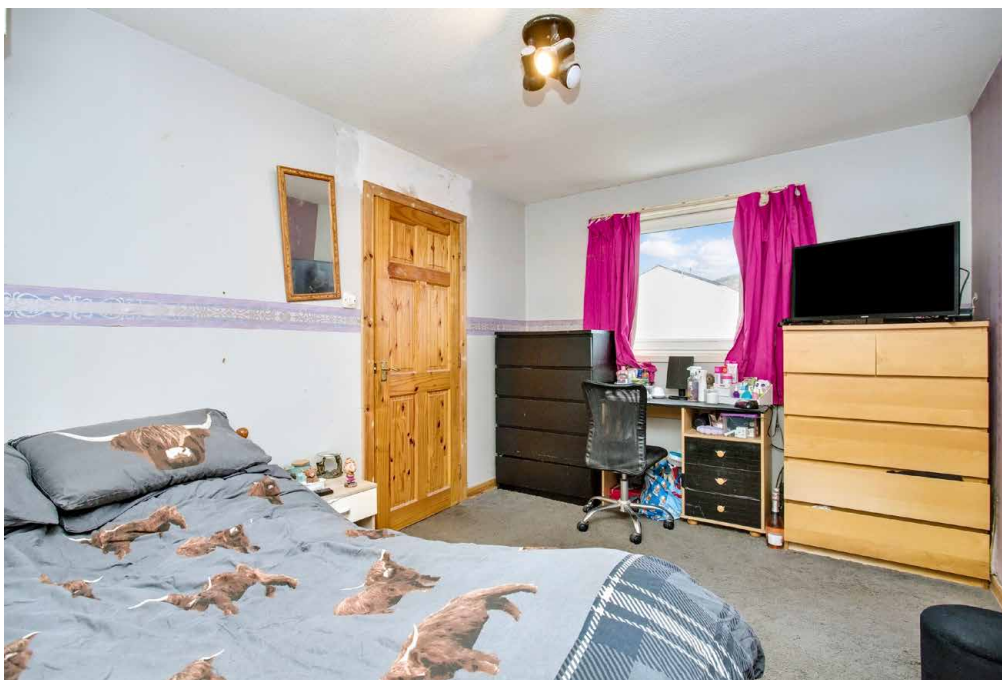
Up a few steps from the hallway lies the first floor where – in addition to further storage – are located the bright and airy living room, benefitting from a skylight window, a focal fireplace and scenic views of the Borders hills in the distance, and the third double bedroom, featuring a built-in cupboard. Gas central heating and full double glazing ensure year-round comfort and efficiency.



THE DETAILS

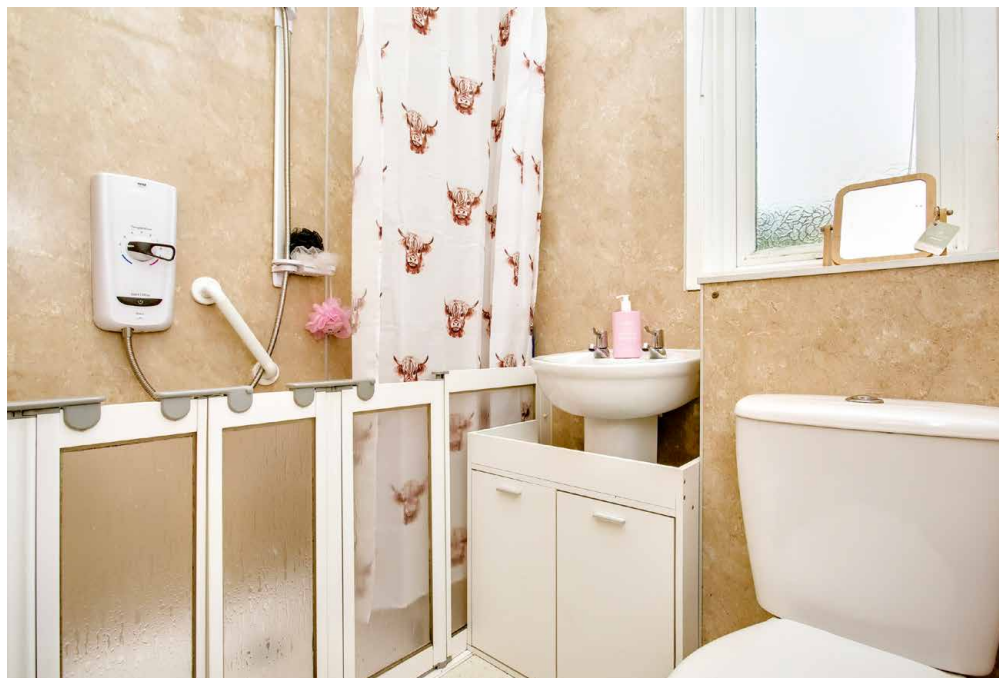
The sale includes flooring, blinds, and a dishwasher.





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THREE DOUBLE BEDROOMS
AND A SHOWER ROOM
WITH WALK-IN SHOWER





TOUR THE GROUNDS

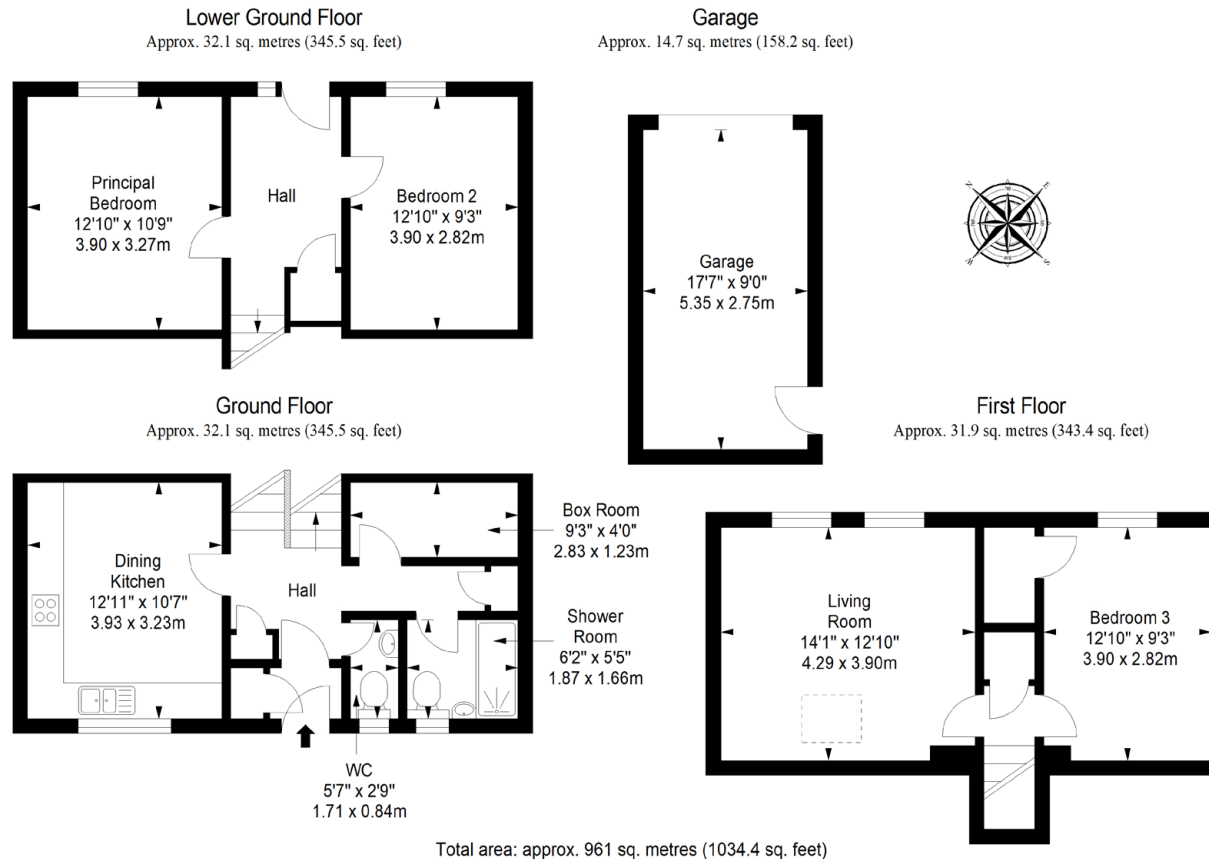
Outside, the home boasts a secure garage at the rear of the property, offering garden storage or parking for a single car, and is set within front and rear enclosed gardens, currently with lawns but offering massive potential for a keen gardener. Additional parking in the area is on street and unrestricted.

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



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