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20 CADEMUIR DRIVE

PEEBLES, SCOTTISH BORDERS EH45 9AG



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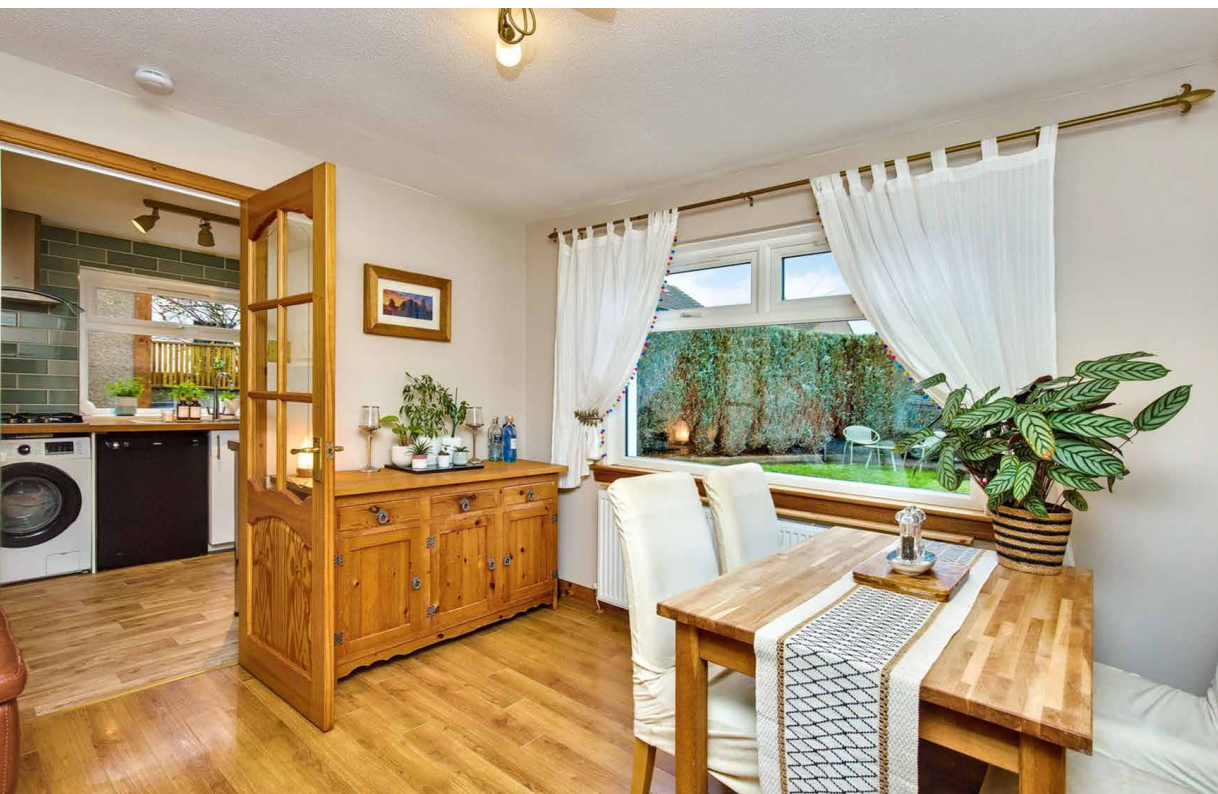
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WELCOME TO

20 CADEMUIR DRIVE

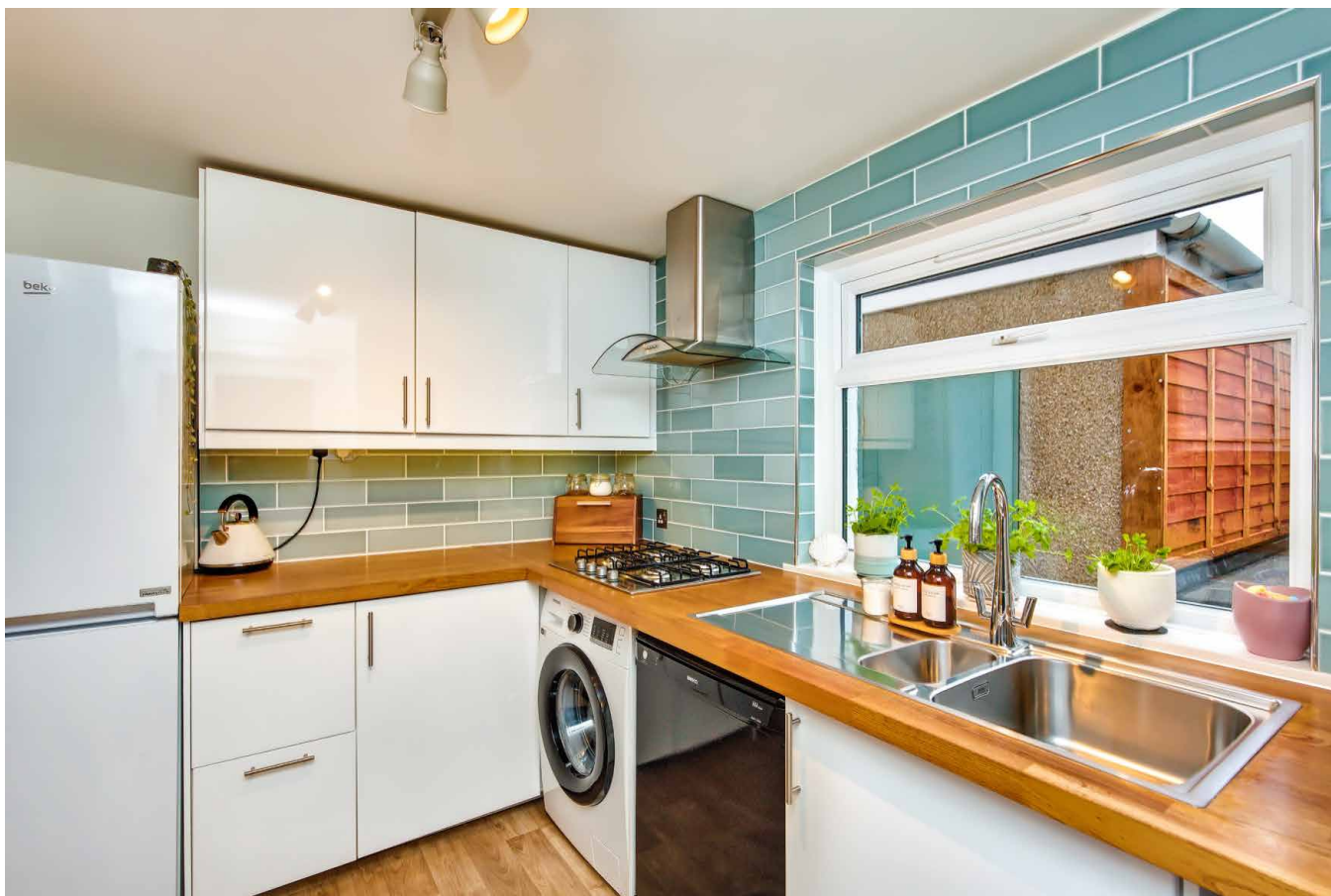
This spacious two-bedroom semi-detached house is a stylish residence with a desirable location in Peebles. Finished to high standards throughout, it boasts sumptuous interiors, including a large reception area, and a modern kitchen and bathroom. The southeast-facing home further boasts private parking and generous garden space to the front and rear. Altogether, it is a wonderful property for a wide demographic of buyers.



THE HIGHLIGHTS

- A semi-detached house with stylish interiors
- Desirable location in the town of Peebles
- Spacious gardens to the front and rear
- Gated driveway and a detached garage
- Entrance hall with understairs store space
- Large, dual-aspect living and dining room
- Modern kitchen with rear garden access
- Two bright and airy double bedrooms
- Modern 3pc bathroom with overhead shower
- Floored attic for further storage





TAKE A LOOK AROUND

Inside, you are greeted by a hall that offers understairs store space before flowing through to the living/dining room. This reception area is beautifully presented in soft tones, alongside the warm glow of a rich wood-inspired floor and a light accent wall, framing a handsome feature fireplace. The room is bathed in daily sun from dual-aspect windows and it spans the entire depth of the property, providing ample floorspace for lounge and dining furniture. Also enjoying a sophisticated design, the adjacent kitchen pairs white cabinets with wooden worktops and chic splashback tiles that tie the look together. A gas hob, extractor hood, and double oven are integrated into the space as well.

HEAD ON UP

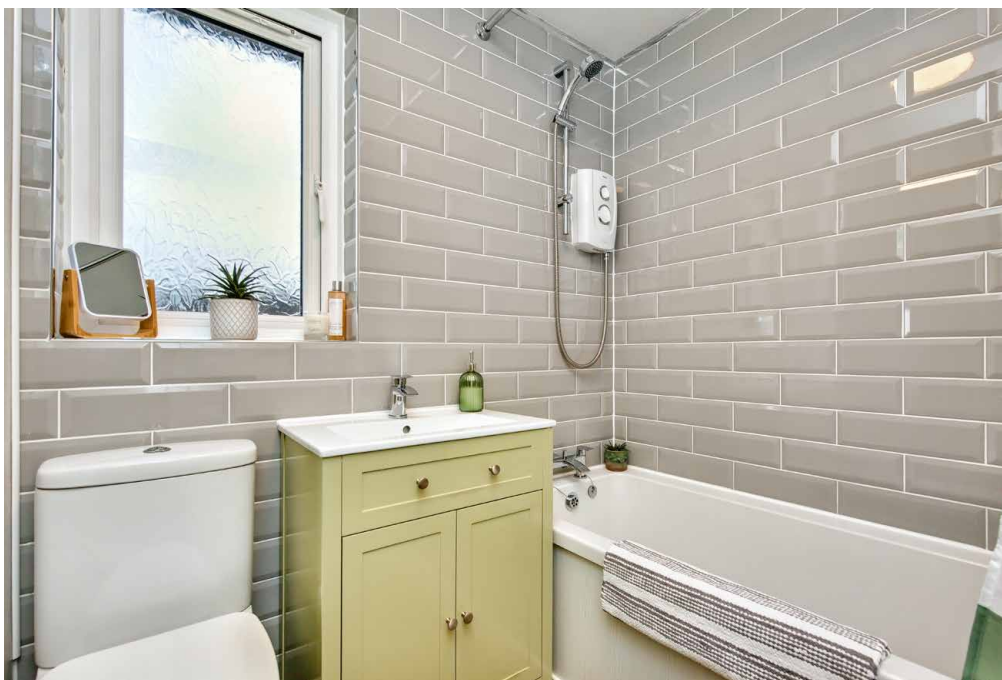
Laid with soft carpets and finished with neutral décor, the two double bedrooms offer comfort, space, and versatility. The principal bedroom (with built-in storage) is currently organised as an office, whilst the second bedroom has a tasteful accent wall for a refined splash of colour. Completing the home's stylish interiors is a modern three-piece bathroom with an overhead shower. In addition, a floored attic provides extra storage space.

The property has gas central heating and recently-installed double glazing, fitted in march 2023 (along with the front door) and still under guarantee.

THE DETAILS

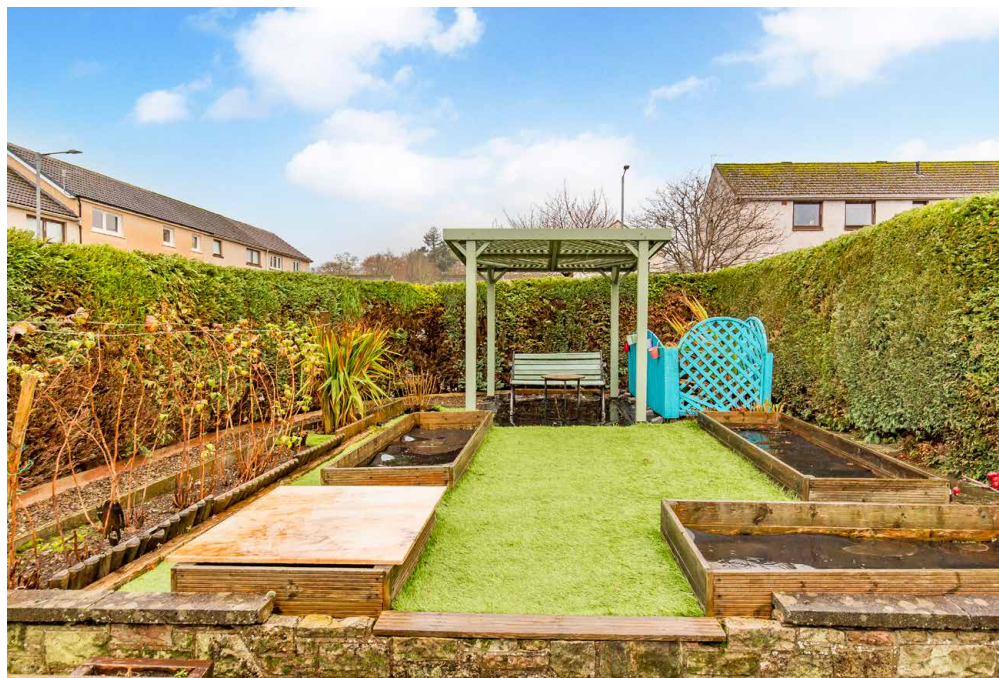
All fitted floor and window coverings (except the living room's curtains), light fittings, integrated kitchen appliances, a shed, and a greenhouse to be included in the sale.





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ENCLOSED GARDENS
WHICH ARE SPACIOUS AND
CAREFULLY LANDSCAPED





TOUR THE GROUNDS

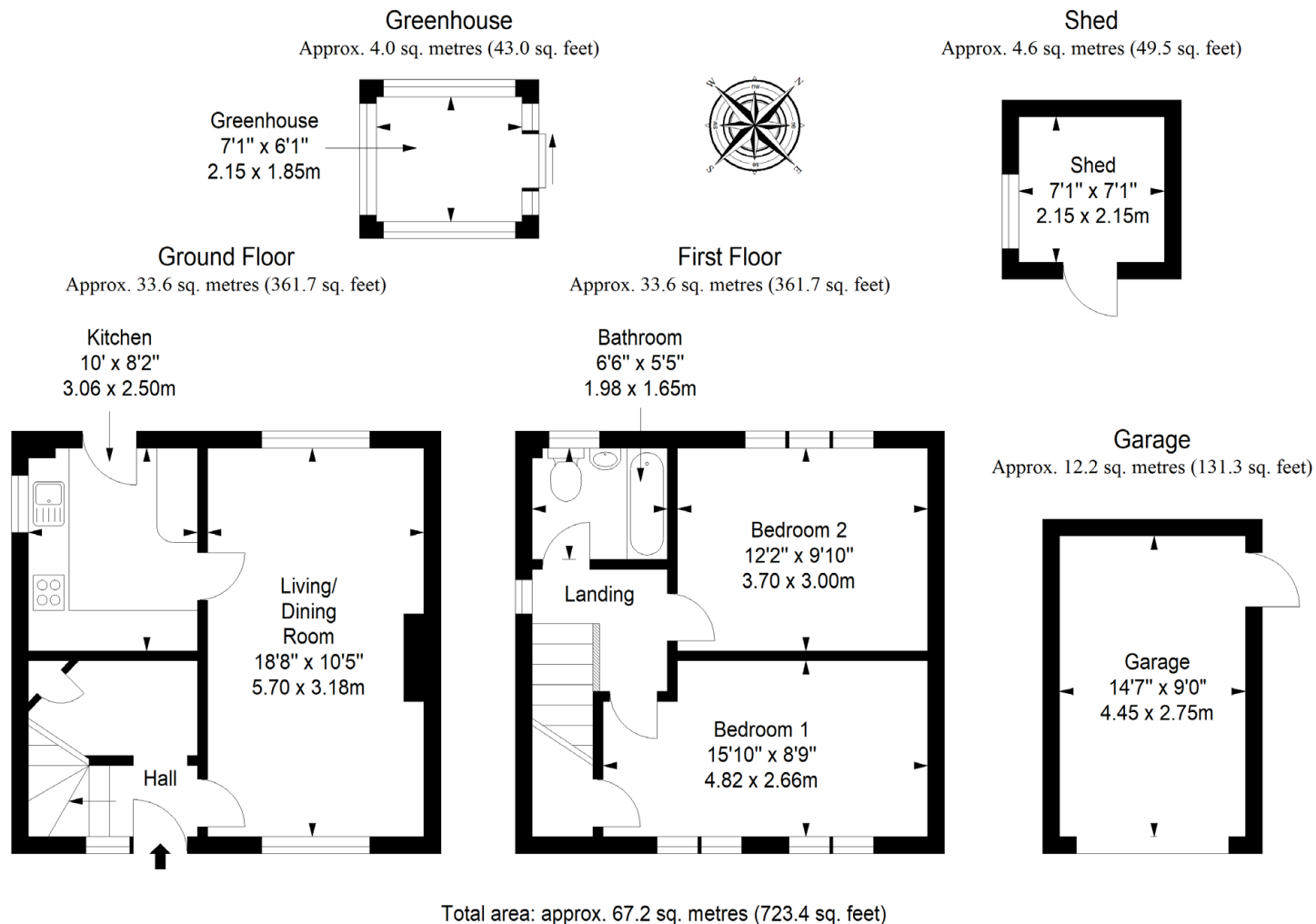
The property is flanked by enclosed gardens which are spacious and carefully landscaped. The southeast-facing front garden has a low-maintenance area, as well as a patio leading to an artificial lawn with dedicated plant beds. Meanwhile, the rear garden starts with a timber deck leading to a lawn framed by mature plants. Both are perfect for summer enjoyment. A gated front driveway and a detached garage also provide off-street parking for two cars.

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



Property Office:

15 Eastgate, Peebles EH45 8AD | Tel: 01721 721515 | Email: property@blackwoodsmith.com | www.blackwoodsmith.com

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