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SOLICITORS & ESTATE AGENTS



55 HIGH STREET

PEEBLES, SCOTTISH BORDERS EH45 8AN



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WELCOME TO

55 HIGH STREET

Set close to the River Tweed, this main-door double-upper flat is a charming three-bedroom residence that occupies the first and second floors of a traditional building. The home offers spacious interiors and it is neutrally decorated throughout, further boasting generous storage and impressive elevated views. It also enjoys a highly desirable location on the High Street within the Peebles conservation area, ensuring a most convenient setting that will appeal to a wide demographic.



THE HIGHLIGHTS

- A traditional double-upper flat with neutral interiors
- On the High Street in the Peebles conservation area
- Private main-door entrance leading up to hall
- Spacious living/dining room with focal-point fireplace
- Openly accessed kitchen that is well appointed
- Naturally-lit landing with generous storage
- Three double bedrooms (one with built-in wardrobes)
- Two-piece shower room and separate two-piece WC
- Unrestricted on-street parking in the vicinity
- Gas central heating and double-glazed windows





TAKE A LOOK AROUND

The home's private front door opens to a staircase leading up to the first-floor hall, where there is storage before flowing through to the living/dining room. Enhanced by neutral décor and a fitted carpet, this large reception area has a light and airy ambience which is further brightened by a trio of windows. It has ample room for lounge and dining furniture, and is finished by a handsome focal-point fireplace. Meanwhile, the kitchen features a well-appointed range of wood-toned cabinets and complementary worktops, framed by white splashback tiles. It is openly accessed from the hall area and comes with a selection of freestanding appliances.

HEAD ON UP

On the second floor, a landing has storage and a rooflight allowing additional sun into the home. The three double bedrooms extend from here, all of which echo the living room's decoration. The principal bedroom has the largest footprint and generous built-in wardrobe storage, whilst bedroom two has dual-aspect windows and bedroom three offers the versatility to be used as an office. In addition, the principal bedroom boasts a wonderful view over the High Street's historic buildings to the B-listed Gothic church. The second bedroom enjoys an equally inspiring outlook over the River Tweed to the rolling hills beyond. A two-piece shower room and a separate two-piece WC complete the home. Gas central heating and double glazing ensure year-round comfort.



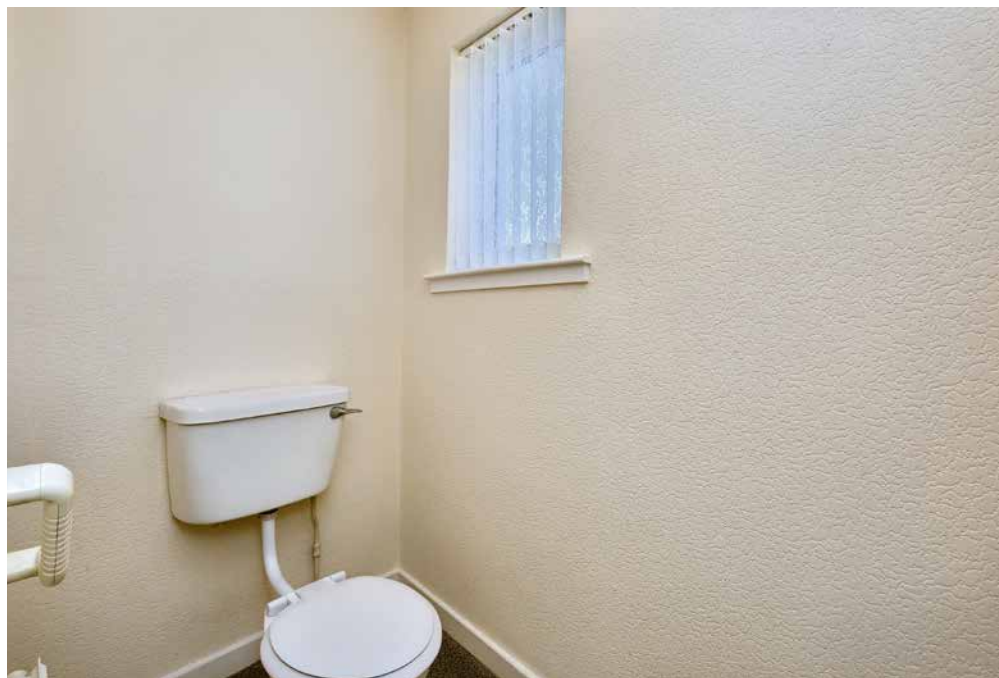
VIEW FROM THE PRINCIPAL BEDROOM



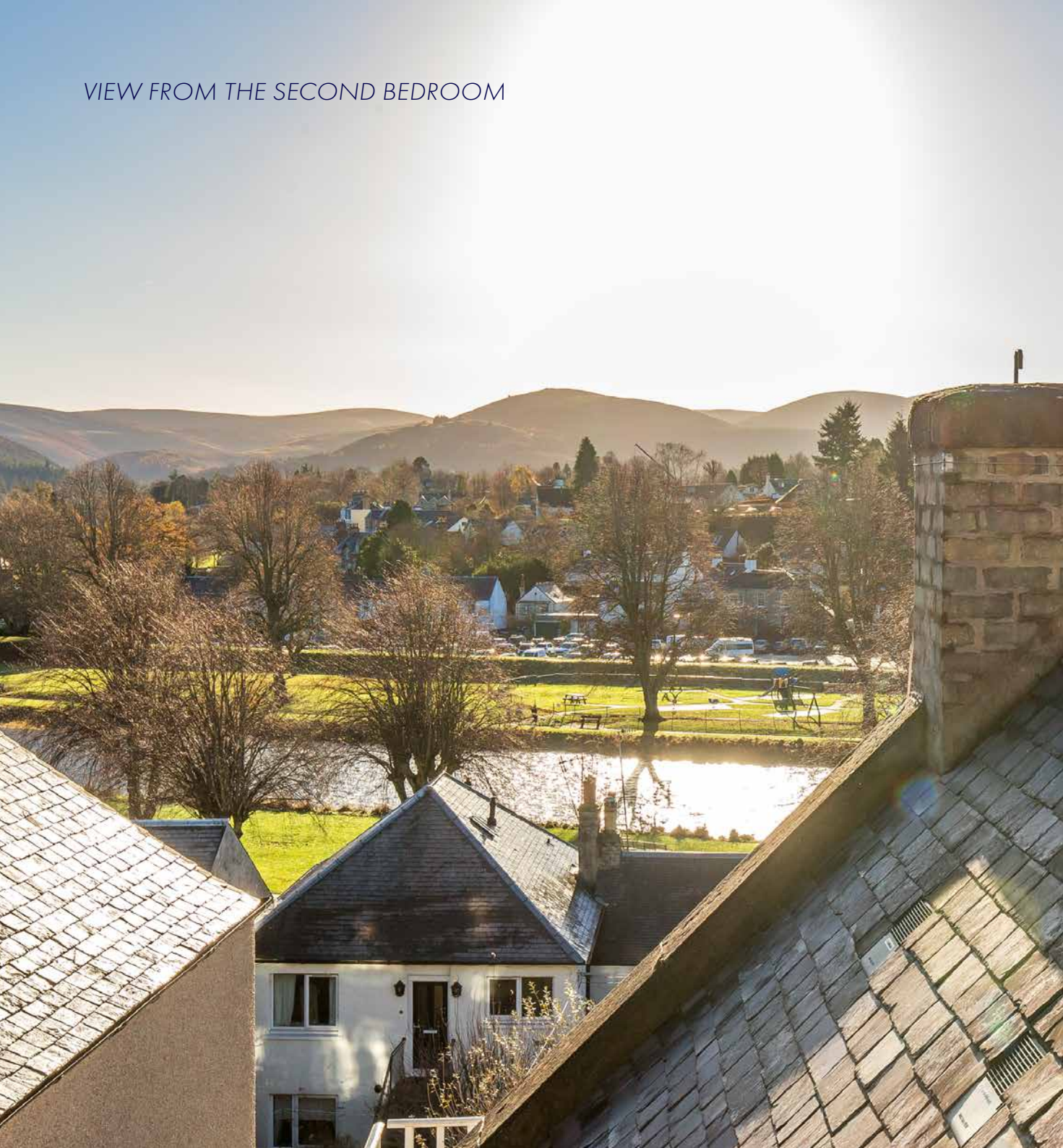


bs

THREE DOUBLE BEDROOMS, A
TWO-PIECE SHOWER ROOM
AND A TWO-PIECE WC



VIEW FROM THE SECOND BEDROOM



TOUR THE GROUNDS

The property is perfectly positioned to take full advantage of all the High Street offers, being a stone's throw from a varied choice of shops, eateries, bars, and cafes. Bus links are a stroll away, along with the well-maintained public greens set beside the River Tweed – perfect for leisurely walks. Unrestricted on-street parking is also available in the vicinity.

TELL US ABOUT

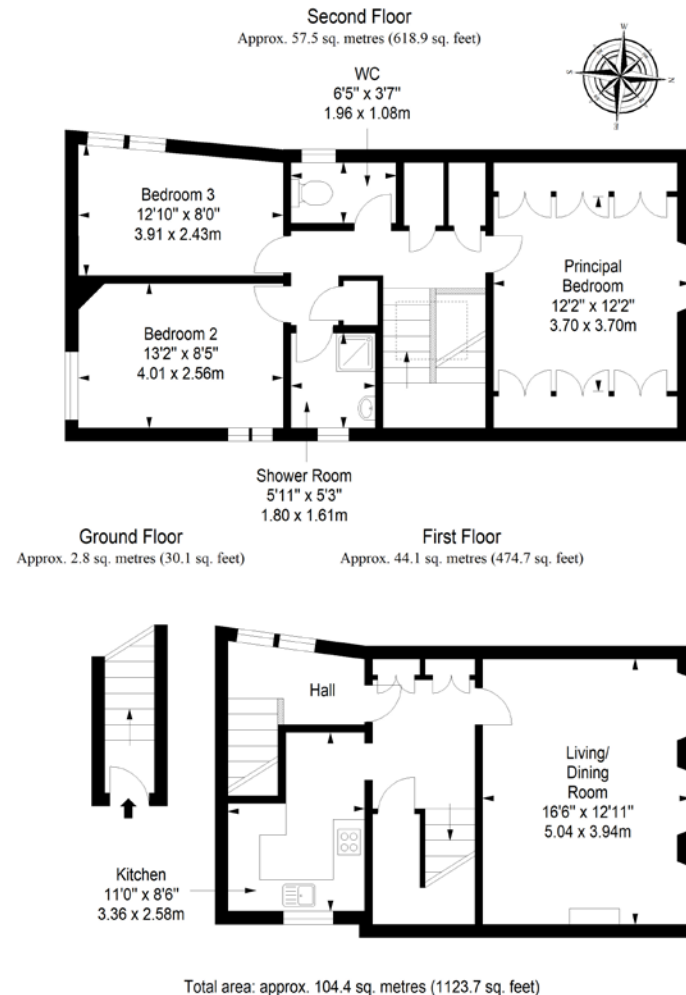
PEEBLES

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

THE DETAILS

All fitted floor and window coverings, light fittings, an electric cooker, a fridge/freezer, a dishwasher, and a washing machine to be included in the sale. Please note that no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.



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