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24C GLENSAX ROAD

PEEBLES, SCOTTISH BORDERS EH45 9AP



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WELCOME TO

24C GLENSAX ROAD

This two-bedroom (plus box room) end-terrace house is a spacious residence with a desirable location in Peebles. It features lightly decorated interiors and offers an impressive amount of garden space, appealing to a wide variety of buyers. Furthermore, the home has superb potential for further development. Subject to planning permission (STPP), it offers scope to add a private driveway and a front porch, as well as an extensive extension to the ground, upper and attic floors for those looking to extend into a four-bedroom home (like other houses in the area).



THE HIGHLIGHTS

- A spacious end-terrace house in Peebles
- Excellent potential for extensions (STPP)
- Wonderfully large gardens to the front and rear
- Bright hall with downstairs storage
- Generous, dual-aspect living/dining room
- Fitted kitchen with rear garden access
- Two bright and spacious double bedrooms
- Versatile box room for storage or creative use
- Bright three-piece shower room
- On-street parking/potential for private driveway





TAKE A LOOK AROUND

Upon entering, you are greeted by a bright hall with understairs storage. On the right is the living/dining room, which spans the depth of the home to provide a generous reception area dovetailed by dual-aspect windows. The light décor adds to the airy ambience, whilst soft carpeting and a focal-point fireplace ensure a comfortable environment for daily use. Next door, the kitchen has a broad footprint. It is fitted with neutral-toned worktops and a range of complementary cabinets at base and wall level. It comes with an electric cooker and space for further freestanding appliances.

HEAD ON UP

On the first floor, the two double bedrooms are both bright and spacious. Both are laid with soft carpets and both are decorated in a light-yellow hue for a cheerful ambience. The second bedroom also has the benefit of a built-in mirrored wardrobe. Furthermore, there is a box room just off the naturally-lit landing, providing a versatile space for storage or creative use. A bright three-piece shower room, with easy-to-clean wet walls, completes the accommodation. Gas central heating and double glazing ensure year-round comfort.

THE DETAILS

All fitted floor and window coverings, light fittings, an electric cooker, and a shed to be included in the sale.







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TOUR THE GROUNDS

The home has a wealth of enclosed garden space to the front and rear, offering sweeping lawns that have been carefully maintained. The southeast-facing rear garden is particularly impressive in the amount of space on offer too, affording plenty of room for a significant extension (STPP). Parking in the area is on street and unrestricted, although homeowners could also potentially add a driveway within the front garden to create a private parking area (STPP).

TELL US ABOUT

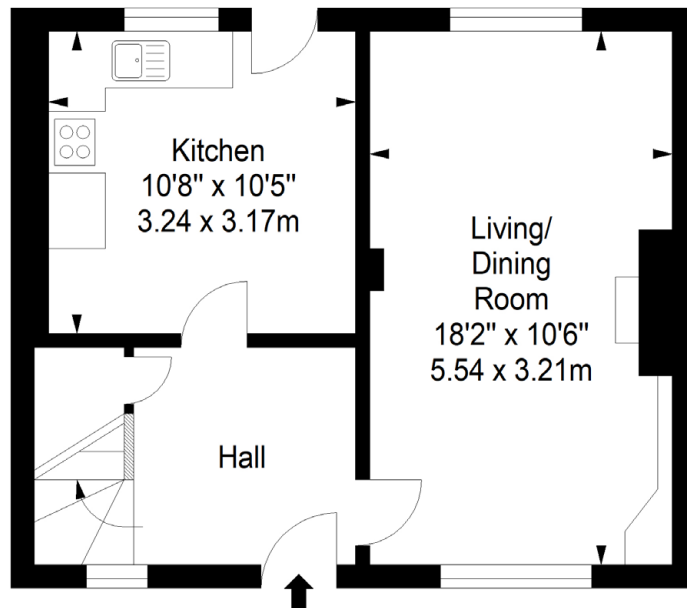
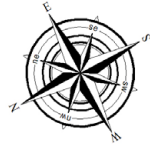
PEEBLES

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

Ground Floor

Approx. 37.6 sq. metres (404.7 sq. feet)

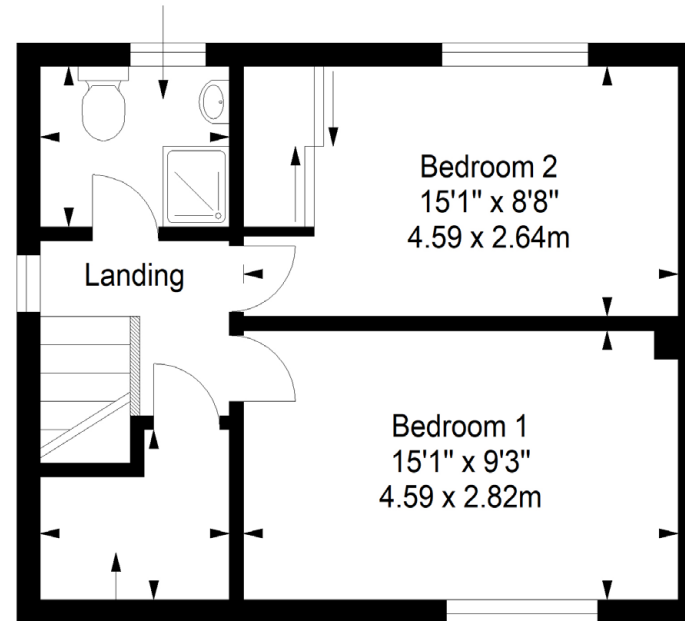


Total area: approx. 75.7 sq. metres (814.8 sq. feet)

First Floor

Approx. 38.1 sq. metres (410.1 sq. feet)

Shower Room
6'6" x 5'7"
1.98 x 1.69m



Box Room
6'2" x 5'10"
1.88 x 1.77m

Property Office:

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