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SOLICITORS & ESTATE AGENTS



20 WEMYSS PLACE

PEEBLES, SCOTTISH BORDERS EH45 8JT



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WELCOME TO

20 WEMYSS PLACE

Situated in the Peebles conservation area, this traditional semi-detached house is a spacious family home with beautiful interiors. It features a large living room and dining kitchen, a four-piece bathroom, and a separate WC. With four bedrooms, the south-facing property also offers a great degree of versatility allowing it to grow and change along with your family needs. Adding to its desirability, it also has mature gardens for enjoying the summer months



THE HIGHLIGHTS

- A large semi-detached house with beautiful interiors
- Situated in the Peebles conservation area
- Lovely mature gardens to the front and rear
- Entrance vestibule and hall with storage
- Living room with south-facing bay window
- Large dining kitchen and adjacent utility room
- Four bright bedrooms (one with storage)
- White-tiled 4pc bathroom and a separate 2pc WC
- Unrestricted on-street parking
- Gas central heating and double-glazed windows





TAKE A LOOK AROUND

Inside, you are welcomed by a traditional vestibule and a bright hall with built-in storage. The living room is on the right. Pairing light blue décor with white detailing and wooden floorboard, it has an elegant look that immediately catches the eye thanks to its period cornice work, picture rail, and feature mantelpiece set beside a display cabinet. A south-facing bay window floods the room in warm sunlight, adding to the airy ambience. In the large dining kitchen, there is plenty of room for a table and chairs alongside a generously appointed range of wood-toned cabinets and sweeping worktops in stone effect. Tasteful splashback tiles complete the attractive design bringing a subtle touch of colour to the aesthetic. A neighbouring utility room supplements the kitchen. Completing the ground-floor is a white-tiled four-piece bathroom (with a bath and shower cubicle).

HEAD ON UP

On the first floor, a naturally-lit landing connects to the four bedrooms. Attractively presented and laid with soft carpets, all four rooms are bright and inviting. The principal bedroom has the largest footprint, whilst the second (with storage) and third bedrooms are arranged for children, and the fourth is setup as a study/office, showcasing the flexibility of the home. Conveniently, there is also a two-piece WC on this floor as well. The property has gas central heating and double glazing for year-round comfort.



THE DETAILS

All fitted floor and window coverings, light fittings, a gas range cooker, and a washing machine to be included in the sale.



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SPACIOUS FAMILY HOME
WITH BEAUTIFUL INTERIORS
& LOVELY MATURE GARDENS





TOUR THE GROUNDS

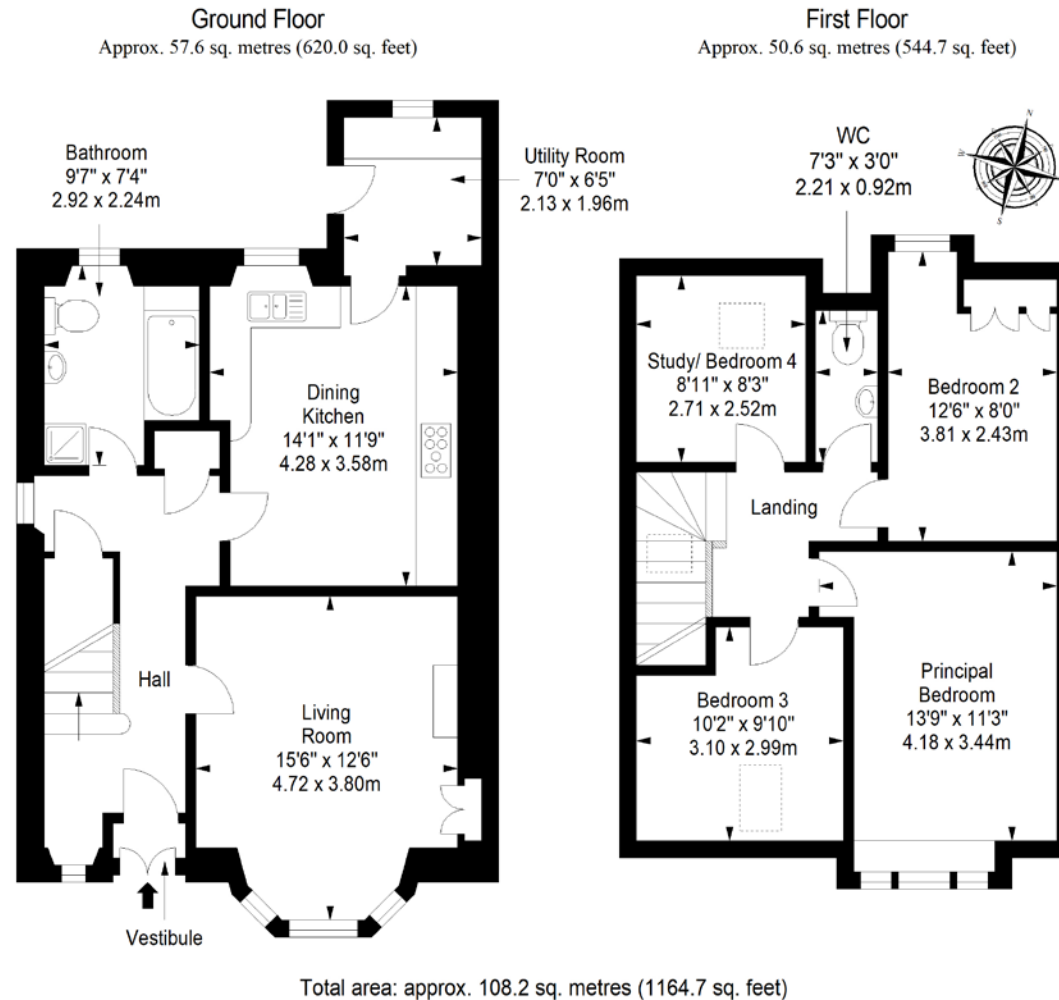
In addition to a low-maintenance front garden, the home also features a generous rear garden which is fully enclosed. Arranged in tiers, the rear garden begins with a paved area leading up to well-kept stretches of lawn framed by mature plants – perfect for relaxing in the sun. Parking in the area is 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 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



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