



BLACKWOOD & SMITH LLP
SOLICITORS & ESTATE AGENTS



HAWTHORNBANK

TEMPLEBAR, PEEBLES, SCOTTISH BORDERS EH45 8PH



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WELCOME TO

HAWTHORNBANK

Situated in the heart of the picturesque Scottish Borders countryside, near Peebles, this generous detached bungalow offers three bedrooms, a large living room, an open-plan kitchen, dining room, and sunroom, two bathrooms, and a separate WC, with all the ease and convenience of single-storey accommodation. Externally, the home is accompanied by generous gardens, an integral single garage, and a large driveway.



FEATURES

- Generous detached bungalow near Peebles
- Surrounded by beautiful open countryside
- Entrance hall with built-in storage
- South-facing living room with fireplace
- Sociable open-plan kitchen, dining room, and sunroom
- Principal bedroom with built-in wardrobes and en-suite
- Two further bedrooms (one with built-in storage)
- Five-piece family bathroom
- Generous garden with open views
- Integral single garage and multi-car driveway
- Oil-fired central heating and double glazing



An inviting hallway (with built-in storage) welcomes you into the home, flowing round to a living room on the right. Here, a south-facing bay window captures sunny natural light throughout the day and frames wonderful views of the back garden and the surrounding countryside, and the room offers plenty of space for a choice of lounge furniture layouts, all arranged around a homely fireplace. The open-plan kitchen, dining room, and sunroom spans the entire depth of the property and represents the perfect space for gathering as a family and entertaining guests. The kitchen is fitted with a wide selection of wood-styled wall and base cabinets, framed by spacious worktops and splashback tiling, and a range of integrated appliances. These comprise an oven, hob, extractor hood, fridge/freezer, and dishwasher, with a utility room (with external and garage access) supplementing the space and housing additional cabinetry, workspace, storage, a WC, and space and plumbing for a washing machine. Back in the kitchen, plenty of room is provided for configurations of dining furniture and a cosy lounge area, if desired, and the sunroom boasts a favourable south-facing aspect and garden access via patio doors.





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BEDROOMS

AND BATHROOMS

The home's three bedrooms are all well-proportioned, offering various options for use to suit the new owner. The principal bedroom is supplemented by large built-in wardrobes and an en-suite comprising a walk-in enclosure with a rainfall showerhead and handset, a WC-suite set into storage, and a towel radiator. The second bedroom is spacious and bright, and the third bedroom is accompanied by cupboard storage and is currently being utilised as a home office. Finally, a five-piece family bathroom completes the accommodation on offer and features a bathtub, a separate shower enclosure, a basin set into a vanity cabinet, a WC, and a bidet. The home is kept warm by oil-fired central heating and benefits from double-glazed windows.







bs

FIVE-PIECE FAMILY BATHROOM
AND A SEPARATE WC





GENEROUS DETACHED BUNGALOW NEAR PEEBLES
SURROUNDED BY BEAUTIFUL OPEN COUNTRYSIDE





Externally, the home's large plot includes a generous, well-maintained garden with a spacious lawn, patios for outdoor dining and summer barbecues, a wealth of leafy established shrubbery, a shed, and a greenhouse. The garden boasts wonderful, far-reaching views of the surrounding countryside and hills. Excellent private parking is provided by an integral single garage and a multi-car driveway.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

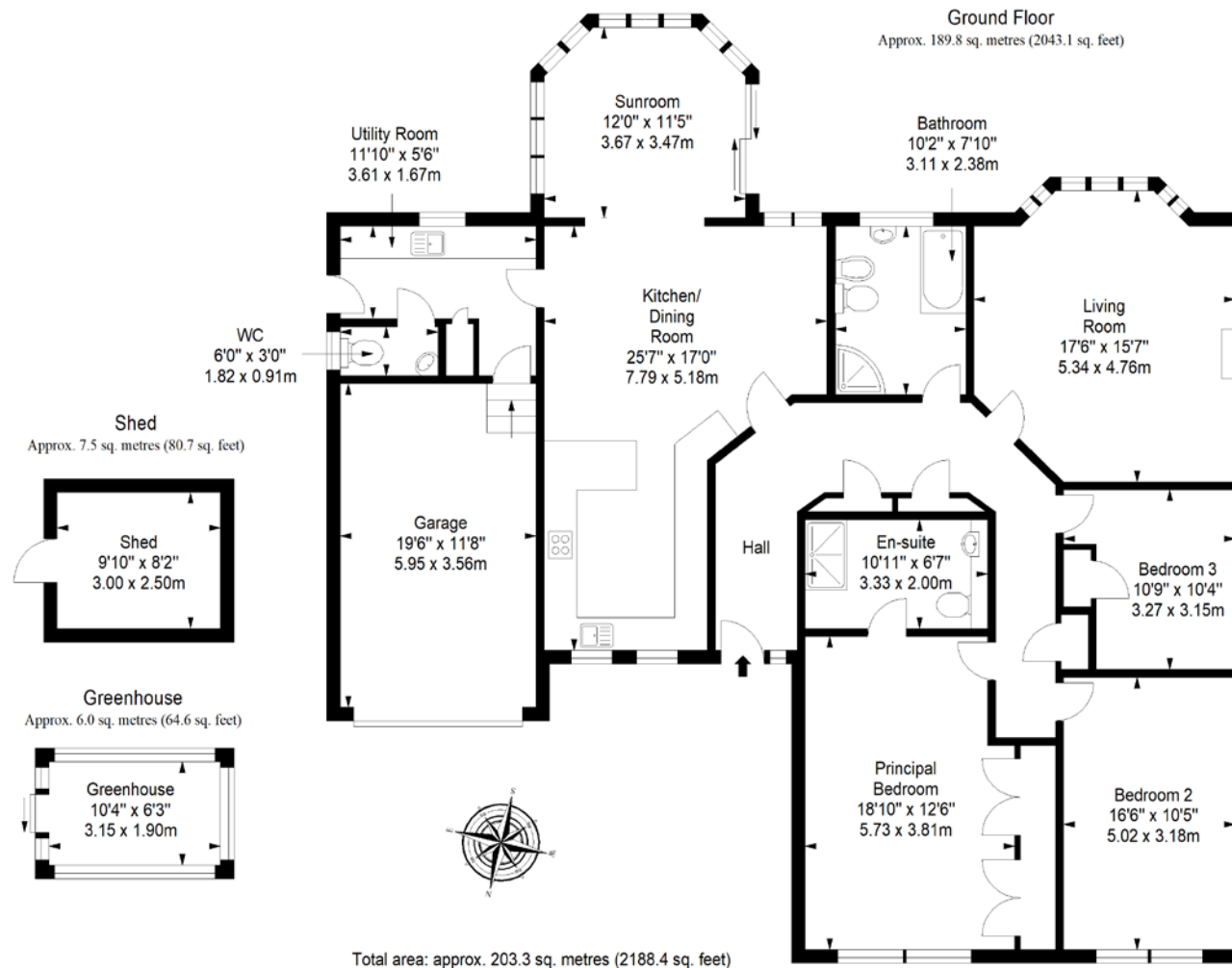


THE AREA

PEEBLES

Hawthornbank is situated just outside Peebles and surrounded by the picturesque Borders countryside. 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 Peebles, 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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