



BLACKWOOD & SMITH LLP
SOLICITORS & ESTATE AGENTS



4 STANDALANE VIEW

PEEBLES, SCOTTISH BORDERS EH45 8LS



3



5



3



EPC

B



WELCOME TO

4 STANDALANE VIEW

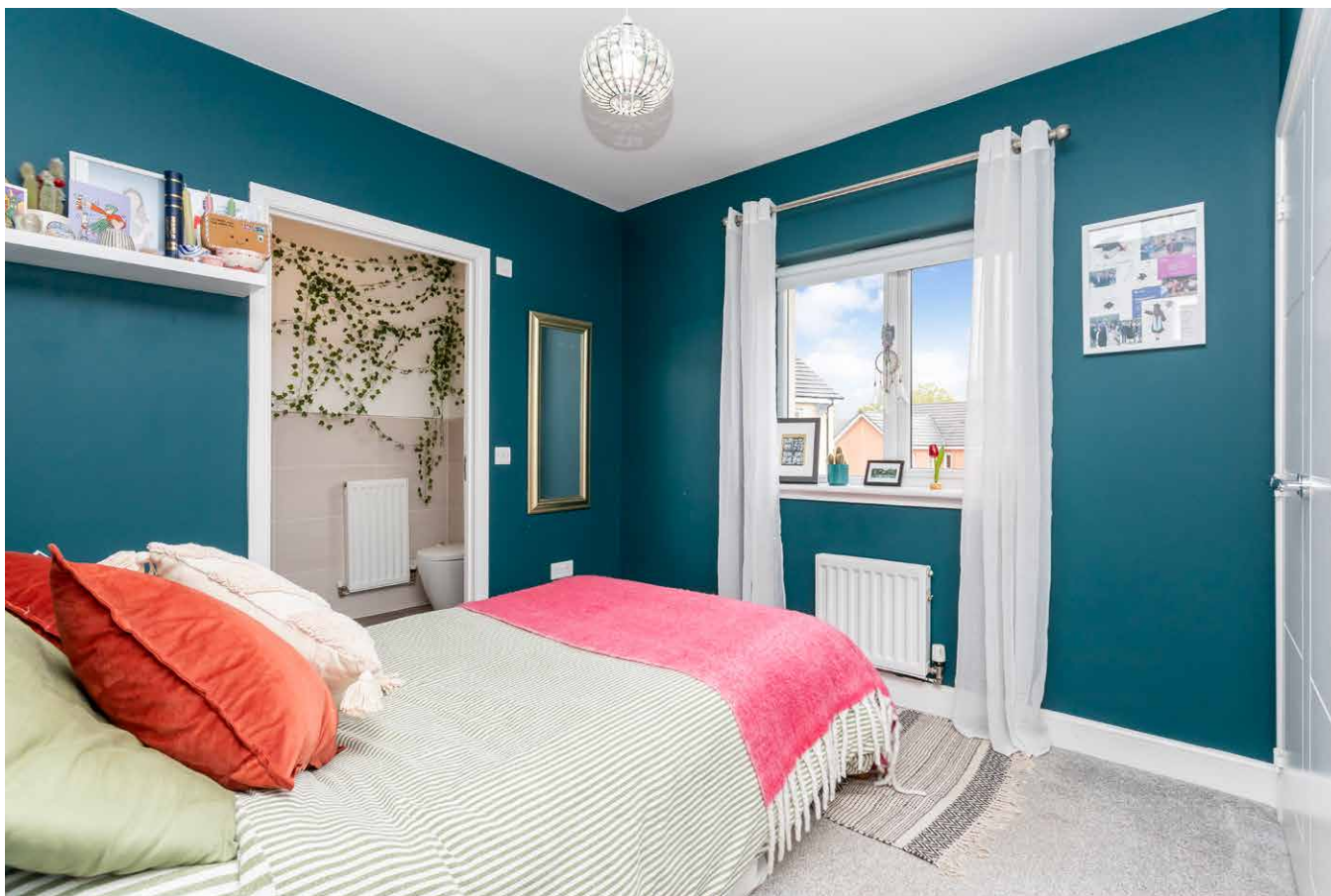
Situated within a desirable modern development on the leafy fringes of Peebles, this substantial detached family home enjoys a peaceful setting close to excellent local amenities, schooling, scenic walks, and transport links. Beautifully presented throughout in tasteful contemporary tones, the five/six-bedroom property offers generous and versatile accommodation ideally suited to modern family life, further benefiting from an enclosed rear garden, a detached summer house/bar and a double garage.

THE HIGHLIGHTS

- Five/six bedroom detached modern family home
- Desirable Peebles development close to local amenities
- Spacious bay-fronted living room
- Open-plan breakfasting kitchen and dining area
- Separate dining/family room with French doors to the garden
- Five bedrooms plus flexible ground-floor study/bedroom six
- Principal bedroom with dressing area and en-suite shower room
- Second bedroom with en-suite shower room
- Contemporary family bathroom with separate bath and shower
- Gas central heating & double glazing
- Enclosed rear garden with detached summer house/home bar
- Double garage, CCTV, and hard-wired WiFi hubs throughout







TAKE A LOOK AROUND

The welcoming reception hall immediately sets the tone for the interiors beyond, featuring attractive wood-toned flooring and a bright airy ambience. Positioned to the front is a generous living room enjoying a broad bay window and comfortable proportions ideal for relaxed everyday living. To the rear, a superb breakfasting kitchen and dining area forms the heart of the home, featuring sleek contemporary cabinets, granite worktops and direct access to the garden. Adjoining the kitchen is a formal dining/family room with French doors opening outdoors, creating an ideal entertaining space. A practical utility room with external access and a ground-floor WC complete the level, alongside a flexible sixth bedroom/study ideal for home working.

HEAD ON UP

Upstairs, a bright landing leads to five well-proportioned bedrooms and a contemporary family bathroom with both a bath and separate shower. The generous principal bedroom enjoys a dressing area and stylish en-suite shower room, whilst bedroom two also benefits from en-suite facilities. The remaining bedrooms offer excellent flexibility for children, guests, or additional workspace. Gas central heating, modern double glazing, and excellent energy efficiency ensure year-round comfort.

THE DETAILS

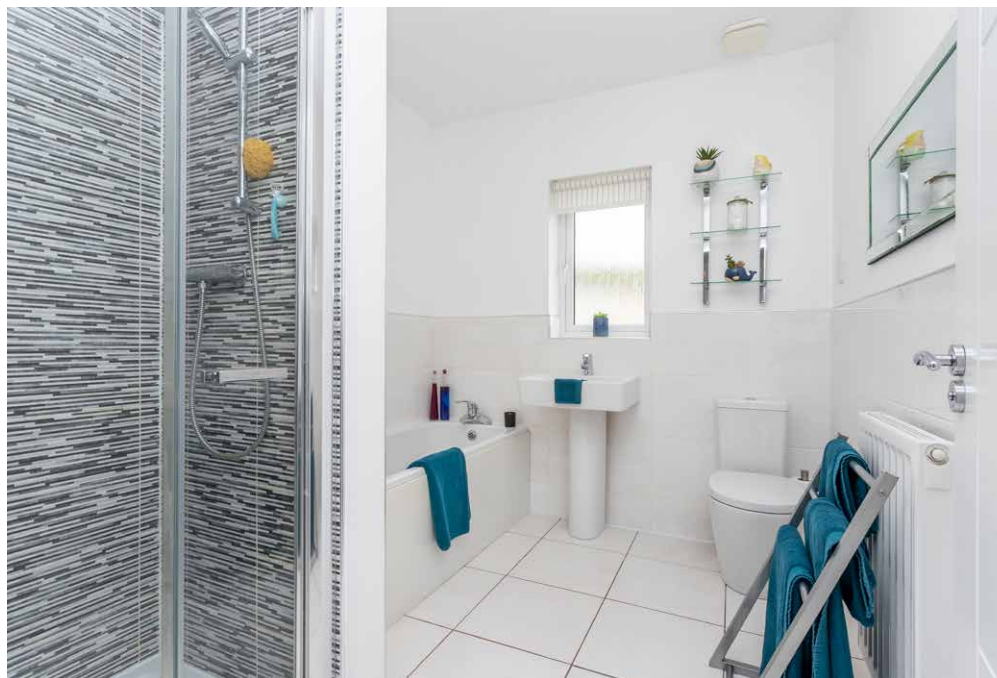
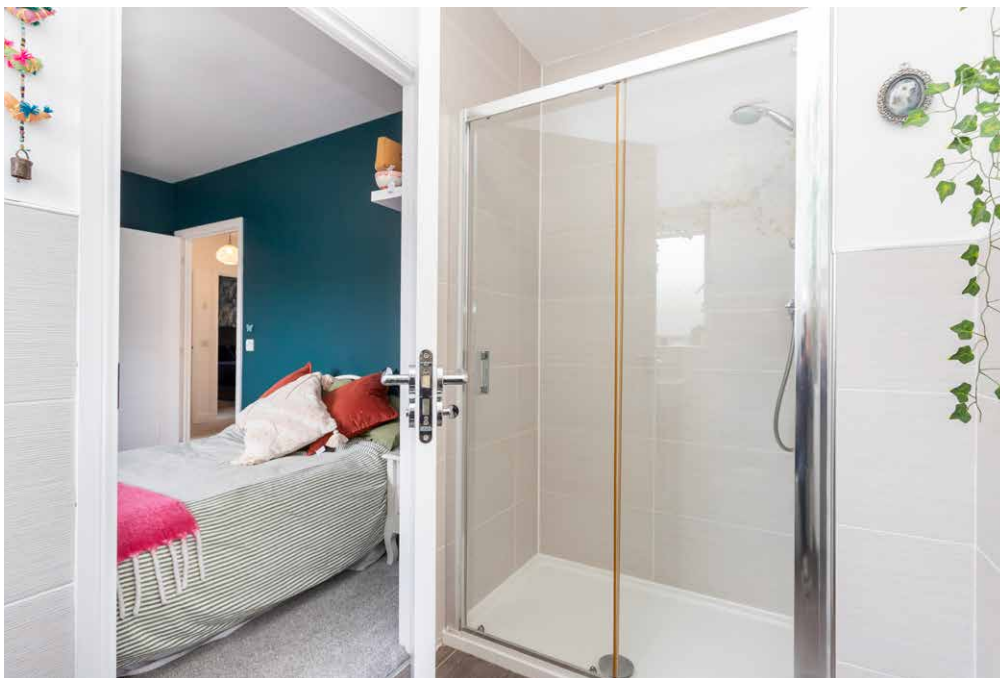
Extras: All fitted floor and window coverings, light fittings and appliances are included in the sale. Integrated appliances include double oven, microwave, fridge freezer, dishwasher, induction hob & extractor hood. Freestanding appliances include washing machine.







FIVE BEDROOMS PLUS
FLEXIBLE GROUND-FLOOR
STUDY/BEDROOM SIX





TOUR THE GROUNDS

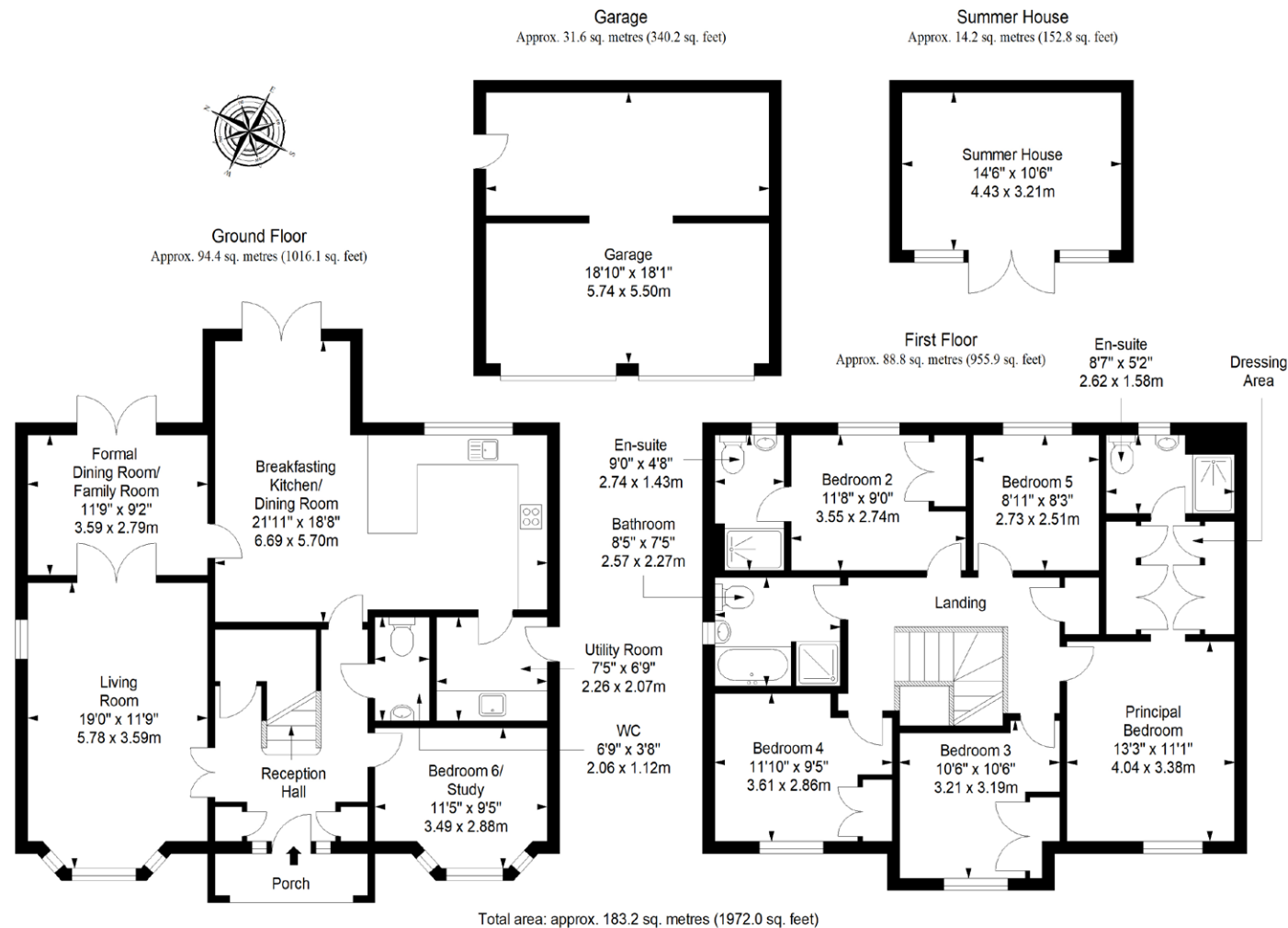
Externally, the enclosed rear garden has been landscaped for low-maintenance enjoyment with artificial lawn, raised planting beds, and seating areas. A standout feature is the detached summer house currently arranged as a home bar and entertaining space. The property further benefits from CCTV, hard-wired WiFi hubs to the landing, garage, and summer house and a detached double garage.

TELL US ABOUT

PEEBLES, SCOTTISH BORDERS

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

Whilst care has been taken to prepare this brochure the text, photographs and plans contained within are for guidance only and are not to be treated as representations of fact. The terms do not form part of any offer or contract. The measurements are taken at the widest points and are approximate, the floor plan may not be drawn to scale. None of the systems or appliances have been tested and no warranty is given as to their order or condition. Prospective purchasers are advised to make their own investigations prior to making any offer for the property. Blackwood & Smith will not be responsible for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn



BLACKWOOD & SMITH LLP
SOLICITORS & ESTATE AGENTS