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SOLICITORS & ESTATE AGENTS



# BIRCHWOOD

FRANKSCROFT, PEEBLES, SCOTTISH BORDERS EH45 9DX



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# WELCOME TO

## *BIRCHWOOD, FRANKSCROFT, PEEBLES*

Birchwood is an exceptional three-bedroom detached house with a separate five-room garden log cabin and an enviable (0.6-acre) plot, offering mature wraparound gardens and ample private parking. The interiors are finished to an impressive standard throughout, including two reception rooms, a Shaker-inspired kitchen/dining room, and a quality family bathroom, en-suite, and WC. This superior family home also has a highly sought-after location in Peebles as part of the exclusive FranksCroft development.



## THE HIGHLIGHTS

- An exclusive detached house with 0.6 acres plot
- Garden log cabin with five rooms for creative use
- Mature wraparound gardens and multi-car driveway
- Bright hall with storage, spiral staircase, and a WC
- Dual-aspect living room with cosy log-burning stove
- Octagonal garden room with multi-aspect windows
- Large kitchen/dining room and separate utility room
- Three spacious double bedrooms (two with storage)
- Luxurious en-suite bathroom with a four-piece suite
- Three-piece family bathroom with handheld shower





## TAKE A LOOK AROUND

An entrance hall provides a stylish introduction, defined by neutral décor and an engineered oak veneer floor (found throughout). It also offers storage, a WC, and a spiral staircase to the upper level. To the right is the living room. Here, olive tones and white detailing create an elegant environment, while dual-aspect windows bathe the expansive footprint in natural light. This beautiful space is made all the more enticing by a cosy log-burning stove. From here, double doors extend into an octagonal garden room lit by a wonderful array of windows. It is a versatile reception space ideal for creative use. Meanwhile, the large kitchen/dining room is designed to bring families together for sociable evening meals. It features a central island and a generous range of Shaker-style cabinets alongside chunky wooden worktops. A separate utility room supplements the kitchen with additional storage as well. Completing the ground floor is the spacious principal suite, which has generous built-in wardrobes and a luxurious four-piece en-suite bathroom (complete with a walk-in shower cubicle).

## HEAD ON UP

The spiral staircase leads upstairs to the two remaining double bedrooms, which maintain the high standards. One has the benefit of built-in storage, while both enjoy airy southeast-facing aspects. They are served by a bright three-piece family bathroom with a handheld shower. Oil-fired central heating and double glazing ensure year-round comfort.

25/00630/FUL for planning permission

## THE DETAILS

All fitted floor coverings, bespoke window shutters, range cooker with electric oven and LPG-gas hobs, and a large shed to be included in the sale.







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THREE SPACIOUS DOUBLE  
BEDROOMS (TWO WITH  
STORAGE) AND A LUXURIOUS  
EN-SUITE BATHROOM WITH A  
FOUR-PIECE SUITE





## TOUR THE GROUNDS

Externally, Birchwood's enclosed plot is framed by mature trees, ensuring outstanding privacy and a welcomed air of seclusion which adds to the tranquil nature of the home. It incorporates a private driveway for several vehicles alongside a wealth of garden space that wraps around the property, boasting vast lawns fringed by leafy greens. A garden log cabin with five rooms provides a wealth of creative possibilities, in addition to a children's treehouse which stirs the imagination.

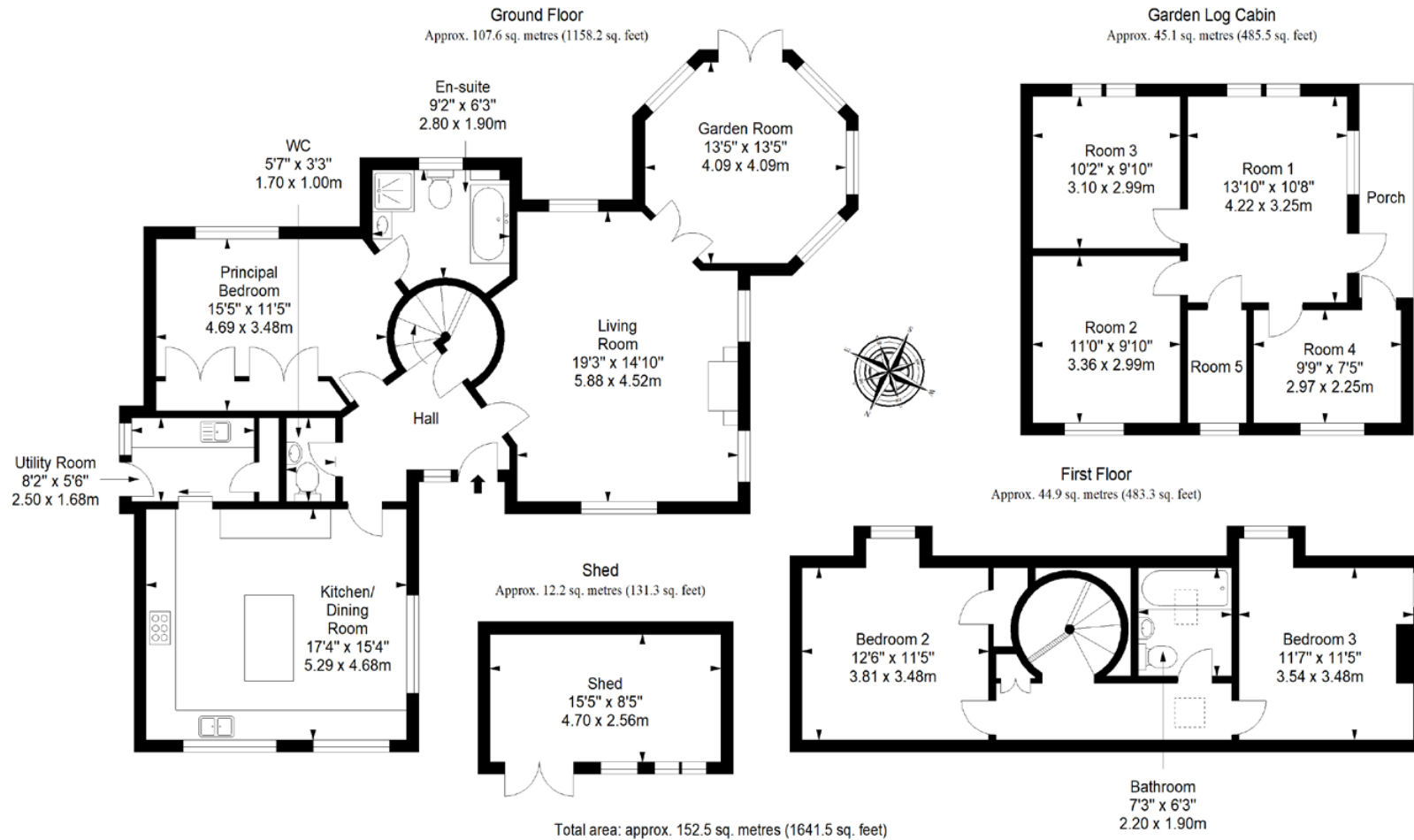
## TELL US ABOUT

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### *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



## Property Office:

15 Eastgate, Peebles EH45 8AD | Tel: 01721 721515 | Email: [property@blackwoodsmith.com](mailto:property@blackwoodsmith.com) | [www.blackwoodsmith.com](http://www.blackwoodsmith.com)

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