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10 DROVERS WAY

PEEBLES, SCOTTISH BORDERS EH45 9BN



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WELCOME TO

10 DROVERS WAY

Located on a quiet cul-de-sac, this two-bedroom detached bungalow has an idyllic setting in Peebles, positioned close to the surrounding countryside while remaining within easy reach of all the town offers. It provides spacious, light-filled accommodation which is neutrally presented – an ideal aesthetic for new buyers. The home further boasts two reception areas, a well-appointed kitchen, and a four-piece shower room. Generous storage adds to its strong appeal, along with private parking for multiple vehicles and beautiful mature gardens.



THE HIGHLIGHTS

- A detached bungalow with neutral interiors
- Quiet cul-de-sac location in Peebles
- Large, mature gardens to the front and rear
- Multi-car driveway and attached garage
- Hall with generous built-in storage
- Spacious, southeast-facing living room
- Open-plan dining room and kitchen
- Two double bedrooms with built-in wardrobes
- Shower room with a four-piece suite
- Generous floored attic for further storage





TAKE A LOOK AROUND

Stepping into the home, you are warmly greeted by a bright hall with attractive styling and built-in storage to ensure a clutter-free entrance. To the right is the living room. Here, a spacious footprint is bathed in light from southeast-facing windows, framing leafy views. A neutral palette amplifies the airy ambience, while a handsome brick-style fireplace creates a focal point for the arrangement of furniture. Meanwhile, the dining room shares a sociable open-plan layout with the kitchen for added convenience. Plus, it has patio doors extending out into the rear garden for summer get-togethers. The kitchen itself sports an excellent range of base and wall cabinets alongside ample worksurface space. Integrated appliances (gas hob, extractor hood, double oven, and dishwasher) and an undercounter fridge are included. Set side by side, the two double bedrooms both enjoy light décor and soft carpets, as well as built-in wardrobe storage. Conveniently nearby is a quality four-piece shower room, fitted with a toilet, a bidet, a half-pedestal washbasin, and a shower cubicle.

A drop-down ladder leads to a generous floored attic that offers abundant storage and creative potential. The property has gas central heating and double glazing for year-round comfort and efficiency.



THE DETAILS

A drop-down ladder leads to a generously floored attic that offers abundant storage and creative potential. The property has gas central heating and double glazing for year-round comfort and efficiency.

All fitted floor and window coverings, light fittings, and all fitted kitchen appliances included along with washing machine in the utility room to be included in the sale.





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LARGE GARDENS TO THE
SOUTHEAST-FACING FRONT
AND FULLY-ENCLOSED REAR





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TOUR THE GROUNDS

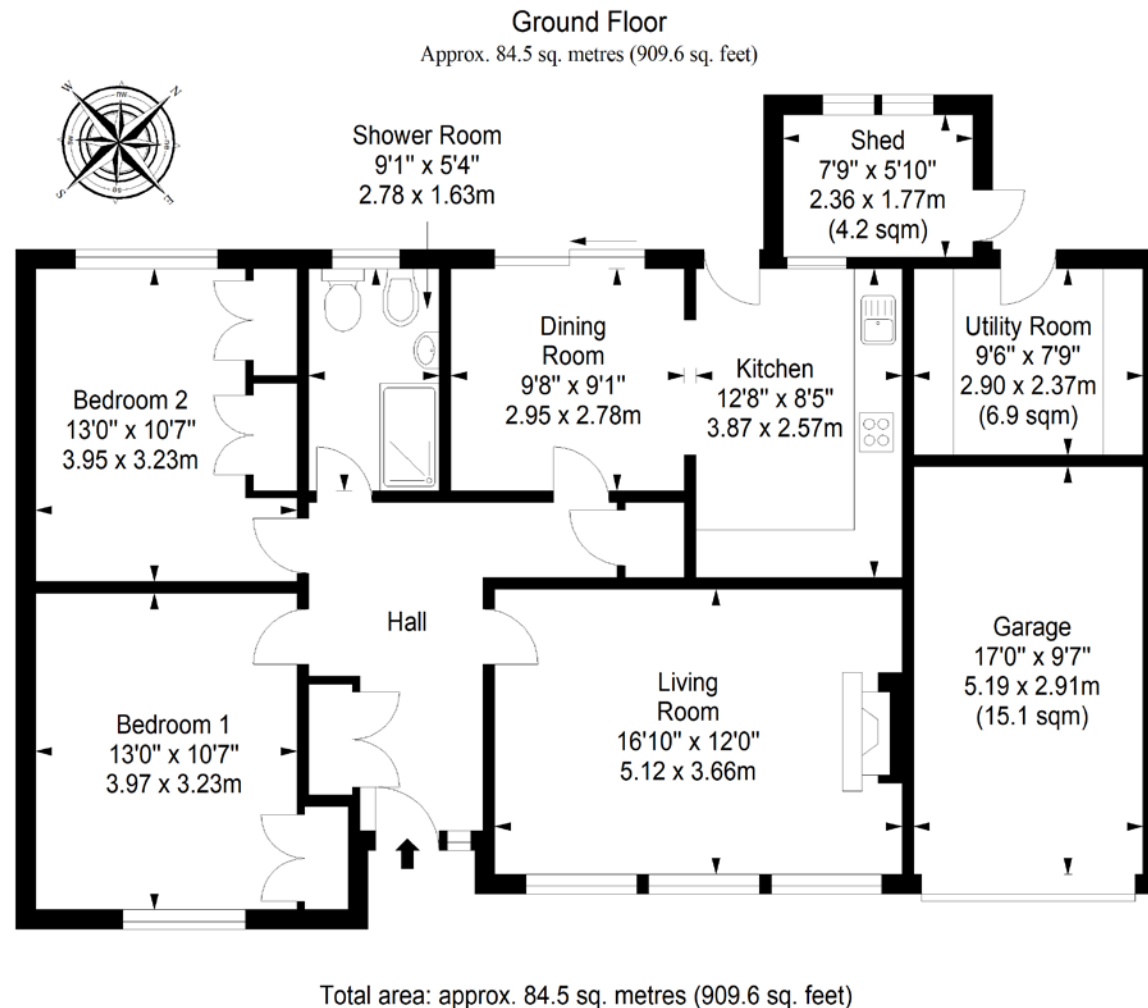
The home has large gardens to the southeast-facing front and fully-enclosed rear, both of which feature neat stretches of lawn and mature planting for a vibrant and colourful ambience – perfect for families and garden enthusiasts alike. Also accessible from the rear is a shed and utility room. In addition, there is a multi-car front driveway and an attached single garage.

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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