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SOLICITORS & ESTATE AGENTS



13 PROVOST MELROSE PLACE

PEEBLES, SCOTTISH BORDERS EH45 9BP





WELCOME TO

13 PROVOST MELROSE PLACE

Nestled on the rural edge of Peebles, this three-bedroom mid-terrace house forms part of a family-friendly neighbourhood, offering easy access to the surrounding countryside while remaining within easy reach of the town's amenities. The home further benefits from spacious interiors that are lightly decorated, including a garden-facing living room, a well-appointed kitchen, and a modern shower room. It also has plenty of storage to help maintain a tidy home. Furthermore, it boasts private parking for two cars and a suntrap garden.

THE HIGHLIGHTS

- A bright and spacious mid-terrace house
- Set on the rural fringes of Peebles
- Southwest-facing rear garden
- Monoblock double driveway to the front
- Welcoming hall with a convenient WC
- Living room with southwest-facing French doors
- Fitted kitchen that is well appointed
- Two double bedrooms with built-in wardrobes
- Versatile bedroom/home office/nursery
- Modern shower room with a three-piece suite







TAKE A LOOK AROUND

Upon entering the home, you are welcomed by hall with neutral décor and rich wood finishes. It offers a handy WC before leading directly ahead into the living room. Here, a spacious footprint accommodates a wide range of furnishings, while southwest-facing French doors bathe the room in natural light, extending out into the garden. It is a fantastic setup for families. Meanwhile, the kitchen is to the front, featuring wood-toned base and wall cabinets alongside stone-effect worktops (all arranged in a generous L-shape). It has excellent storage and workspace, and comes with a range of integrated appliances (oven, ceramic hob, microwave, fridge, and freezer). An undercounter washing machine is also included.

HEAD ON UP

The three bedrooms are comprised of two spacious doubles with built-in wardrobes and one versatile bedroom which could alternatively be used as an office or nursery (if required). The principal bedroom has the added benefit of additional storage and inspiring hillside views as well. All three rooms are lightly decorated and laid with carpet too. A modern three-piece shower room completes the interiors, providing a hidden-cistern toilet, a storage-set washbasin, a towel radiator, and a walk-in shower cubicle. Gas central heating and double glazing ensure year-round comfort and efficiency.



THE DETAILS

All fitted floor and window coverings, light fittings, integrated kitchen appliances, and a washing machine to be included in the sale.





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THE PRINCIPAL BEDROOM HAS
INSPIRING HILLSIDE VIEWS





TOUR THE GROUNDS

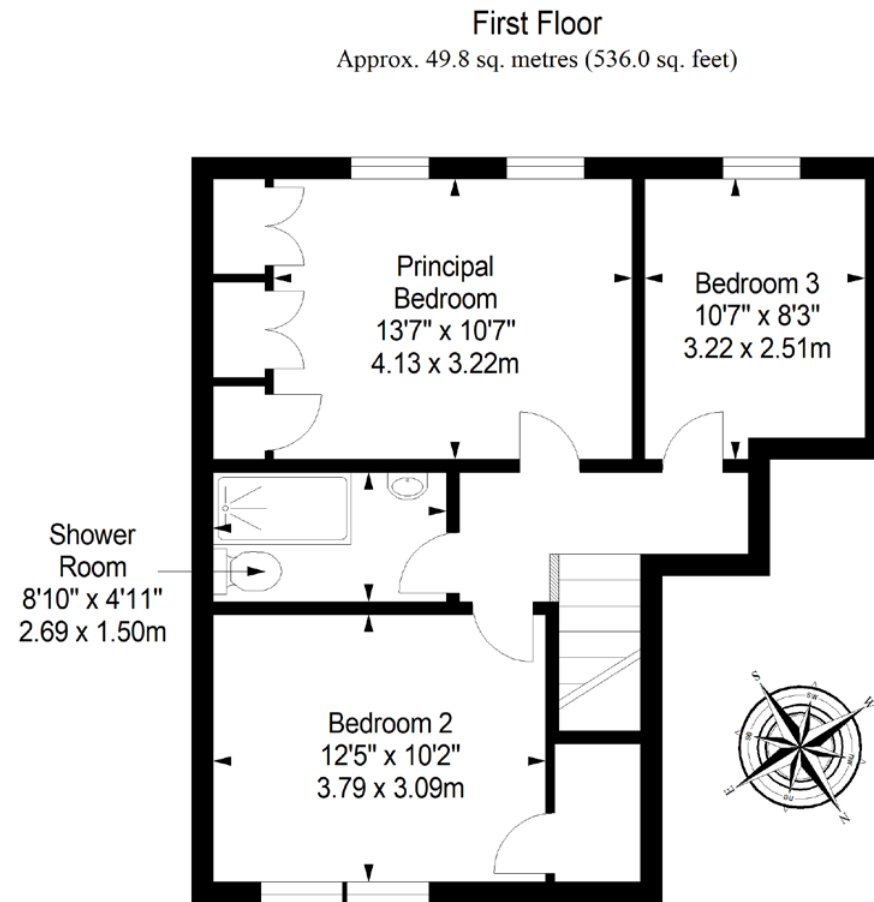
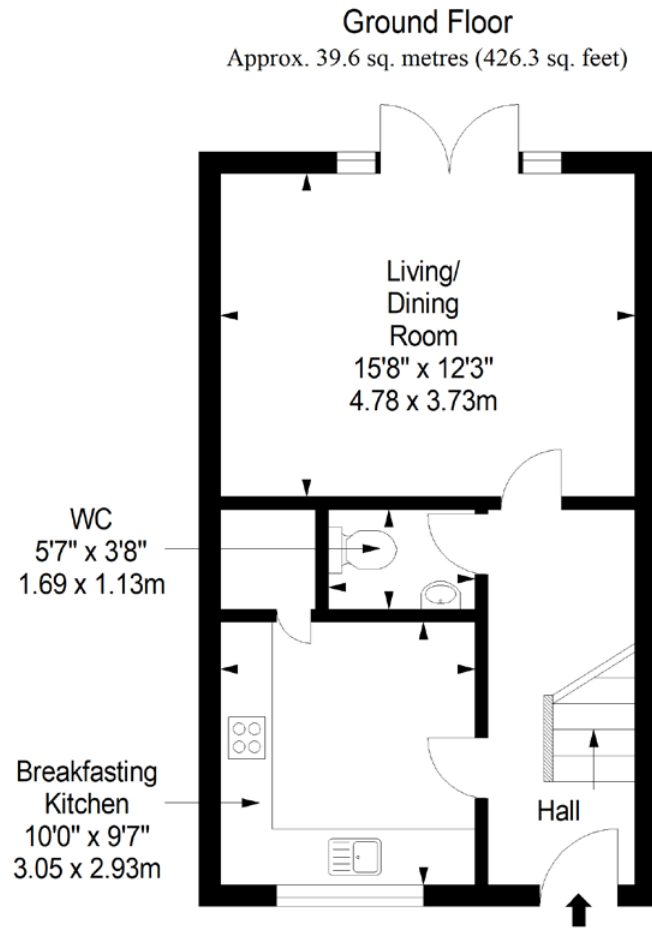
The home has a monoblock double driveway to the front and a low-maintenance garden to the rear, which is laid with neat paving framed by established plant beds. Enjoying a south-west-facing aspect, the garden also captures lots of sun and is perfect for summer barbecues.

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



Total area: approx. 89.4 sq. metres (962.3 sq. feet)

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