



**BLACKWOOD & SMITH LLP**  
SOLICITORS & ESTATE AGENTS



# LINEN HOUSE

TWEED GREEN, PEEBLES, SCOTTISH BORDERS EH45 8AP





# WELCOME TO

## LINEN HOUSE

This exceptionally spacious two-bedroom garden flat is a bright and characterful period home in the heart of desirable Peebles, enjoying a quiet elevated position with scenic south-facing views over a private garden to the River Tweed and distant hills. Further highlights include well-proportioned rooms and generous living space, the practicality of a bathroom and separate shower room, outstanding storage, and convenient private parking.



## THE HIGHLIGHTS

- Quiet central position in the Peebles Conservation Area
- Elevated south-facing views across the River Tweed
- Well-proportioned and characterful main-door garden flat
- Vestibule and inviting entrance hall
- Sun-filled living room with fireplace and shelving
- Dining kitchen with log burner and garden access
- Two double bedrooms (one with storage, one with wash basin)
- Bathroom with bath and separate modern shower room
- Excellent internal storage plus attached cellar
- Private south-facing garden with lawn, terrace, and open views
- Convenient private parking
- Gas central heating and traditional windows with working shutters





## TAKE A LOOK AROUND

The main-door entrance opens into a vestibule and central hall complete with built-in storage, including a large walk-in store. Warm ochre décor and natural wood flooring create an inviting environment, whilst period detailing hints at the character to follow. The hall flows into the comfortably sized living room, softly carpeted and adorned with cornicing. This sun-filled south-facing space is centred around an elegant ornamental fireplace and features recessed display shelving. Next door, the kitchen forms a relaxed social hub with a dining area and snug set beside a cosy log burner, with pine flooring and a gently vaulted ceiling with exposed timber beams adding further charm. The shaker-inspired kitchen enjoys timeless appeal and modern functionality, with dove-grey cabinets and a timber worktop integrating a fridge freezer, dishwasher, double wall oven, and induction hob. The kitchen flows onto the garden via a rear hall housing numerous stores, including a utility cupboard with a freestanding washing machine.

## HEAD ON UP

The bedrooms face south over the garden – relaxing spaces enjoying picturesque views and classic cornicing. The carpeted principal bedroom is equipped with storage and positioned beside a modern shower room. The second double bedroom is wood floored and features a wash basin. Completing the home is a traditional-style bathroom with a bath, offset by wainscoting and ochre décor.

## THE DETAILS

Extras: The sale includes all fitted flooring, some windows coverings, light fittings, and appliances.







bs

THE BEDROOMS FACE SOUTH OVER  
THE GARDEN – RELAXING SPACES  
ENJOYING PICTURESQUE VIEWS





## TOUR THE GROUNDS

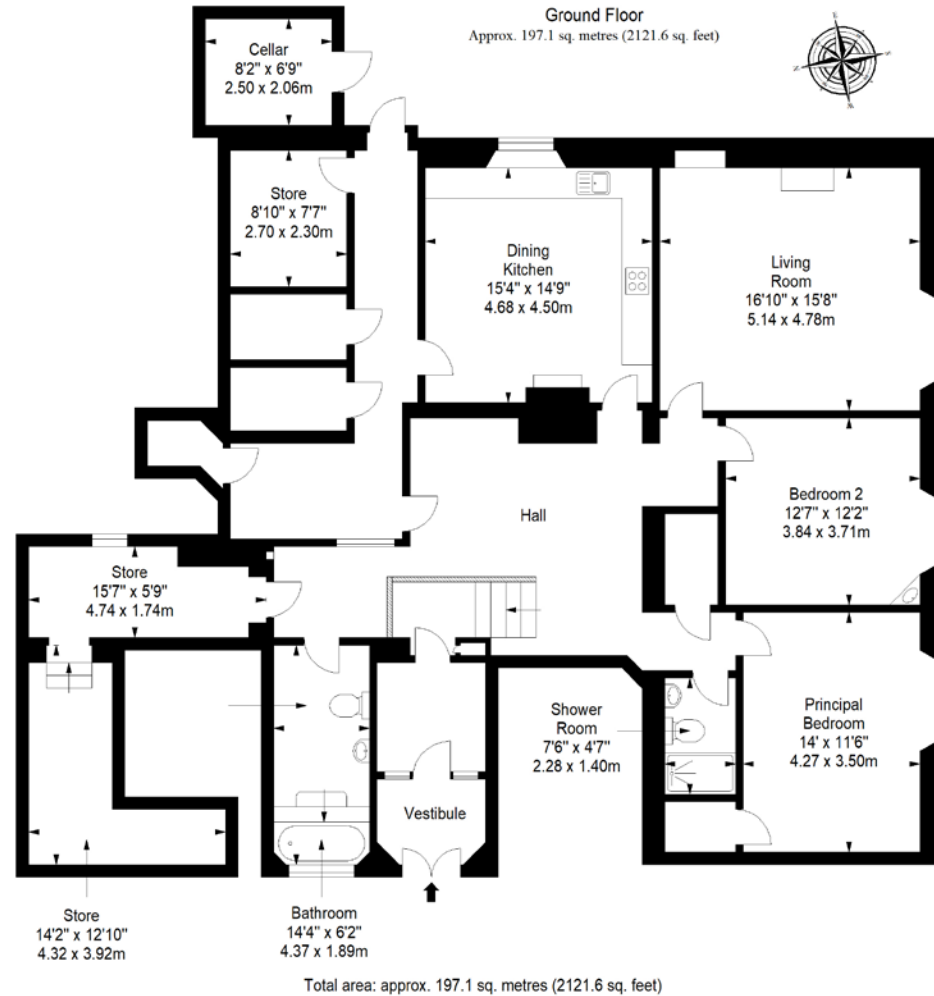
The private garden is a delightful space for relaxation, bathed in all-day sun and featuring a bordered lawn and a raised dining terrace enjoying a leafy open outlook. An attached cellar provides useful additional storage, whilst private parking is located to the rear of the garden.

## 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, but also benefits from 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 arts events throughout the year. There are also a number of 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 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)

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