



# 5 Standalane Way

Peebles, Scottish Borders, EH45 8LR



VMH ESTATE AGENTS



## Beautifully presented detached family home in a charming & vibrant Borders town

- Elegant bay windowed sitting room
- Kitchen/dining room with garden access
- Utility room & separate WC
- Study
- Principal bedroom with en-suite
- 3 further double bedrooms
- 4-piece family bathroom
- Private gardens to the front & rear
- Driveway & detached garage
- Gas central heating & double glazing

Offers Over:

**£415,000**



Further information can be found in the home report.



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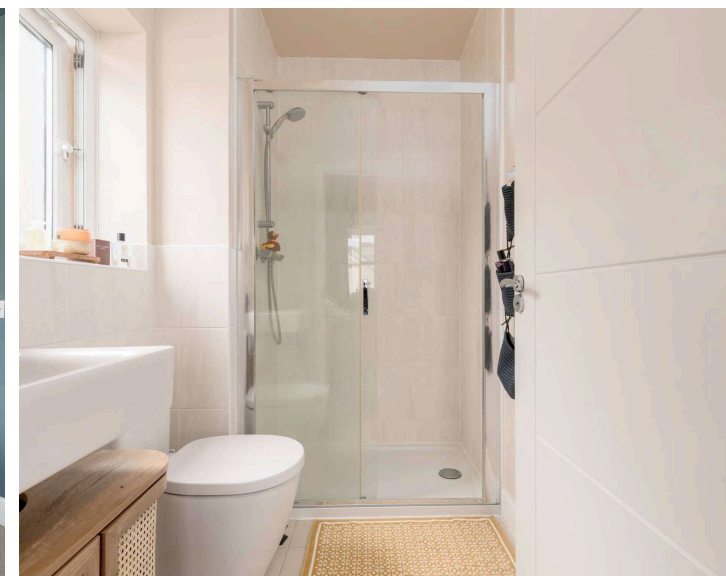
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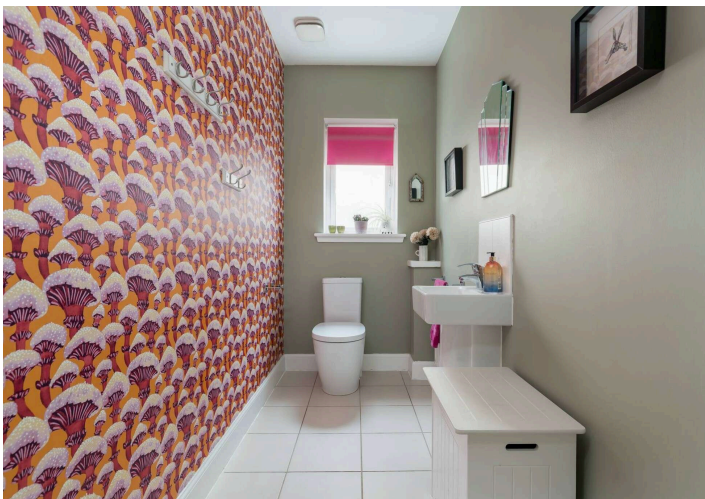
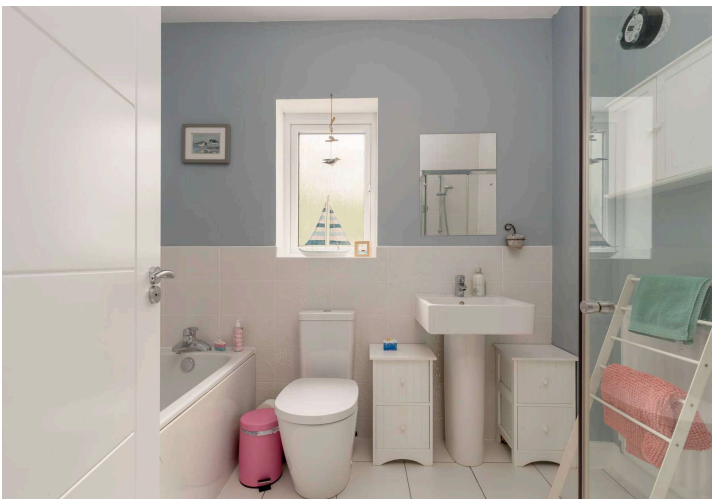
## 🏠 About the Property

Nestled within the highly sought-after town of Peebles, this beautiful detached home offers spacious, light-filled accommodation presented to an exceptional standard throughout. Combining contemporary comfort with a warm and welcoming atmosphere, the property is perfectly suited to modern family living in one of the Scottish Borders' most desirable locations.

The accommodation is both generous and versatile, with spacious living areas and generously proportioned bedrooms, including the sunny principal bedroom with an en-suite shower room & storage.

Externally, the home enjoys a private southerly-facing rear garden featuring a decked seating area and lawn. A detached garage and private driveway provide excellent parking and storage facilities, while further benefits include gas central heating and double glazing throughout.





## 🏠 Management

The communal grounds within the development are professionally maintained by Hacking & Paterson, with a quarterly factoring fee of approximately £40 payable for the upkeep of the shared areas.

## ⊕ Extras

To include all fitted flooring, curtains (sitting room & principal bedroom excluded) curtain poles & blinds, hob, extractor hood, oven, dishwasher, washing machine and freezer in the sale. The freestanding fridge/freezer & tumble dryer is not included.



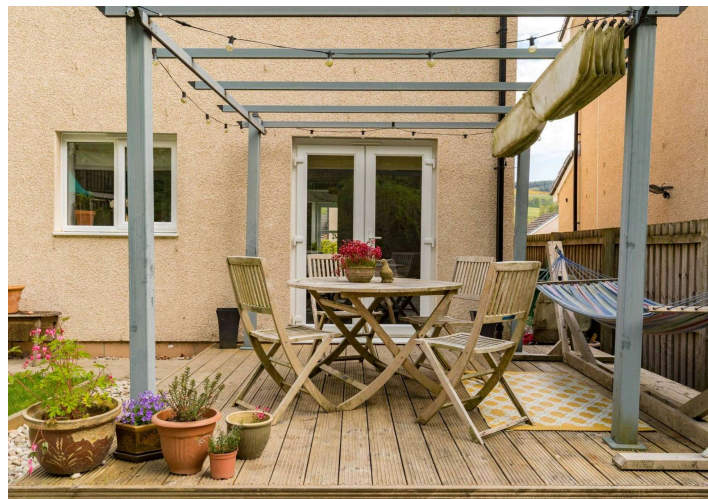


## 📍 Location

The Royal Burgh of Peebles is renowned for its picturesque setting on the River Tweed. The historic market town has retained an unspoilt ambience, and has become something of a destination for shopping, arts and culture. The town centre boasts independent shops and businesses, supplemented with high-street stores and supermarkets. Everyday essentials include banks, pharmacies and a post office, plus a choice of restaurants, bars and cafés.

The area is particularly popular with families and outdoor enthusiasts, with superb walking, cycling and leisure opportunities throughout the Tweed Valley, alongside well-regarded schooling and excellent local facilities.

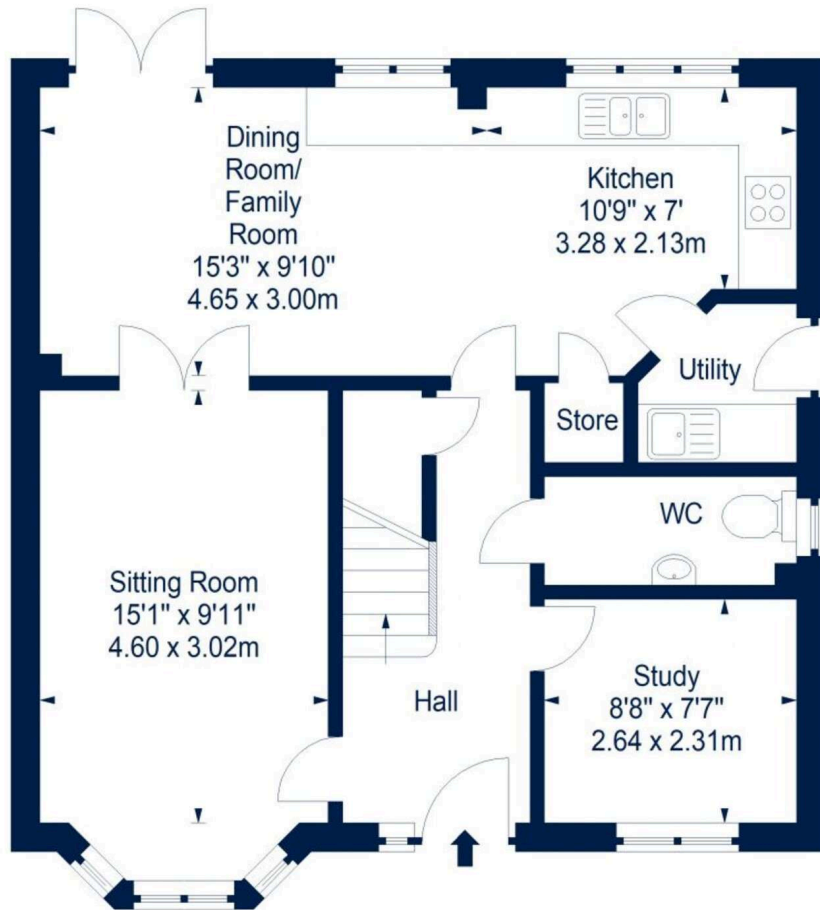
Peebles also benefits from strong transport links, with convenient access to Edinburgh and the wider Borders region.



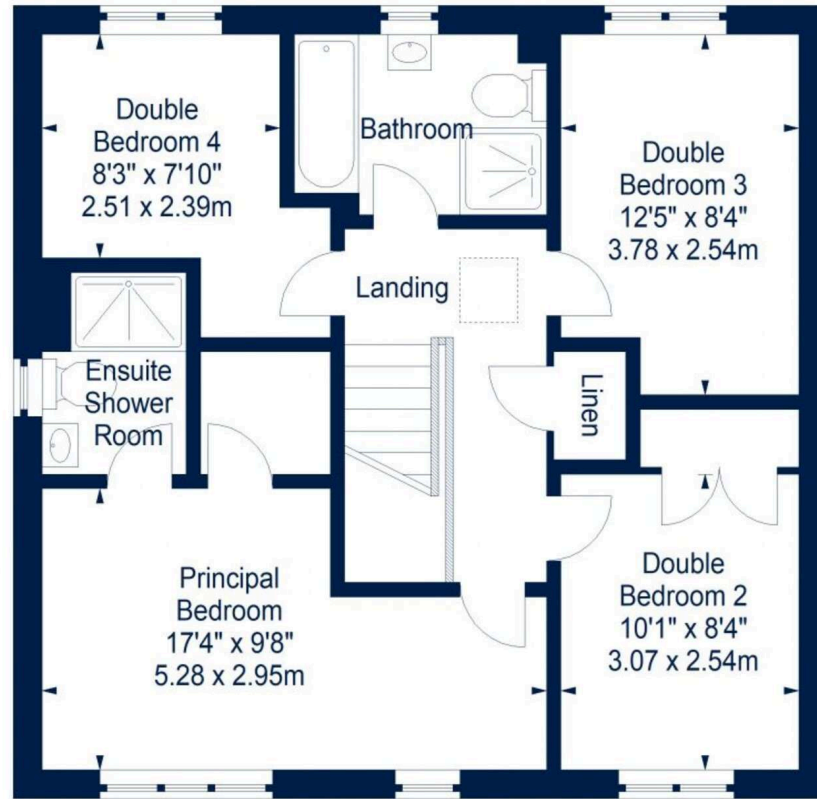


# Floor Plan

## 5 Standalane Way, Peebles, Scottish Borders, EH45 8LR



Ground Floor



First Floor



Ground Floor

House - Approx. Gross Internal Area - 1356 Sq Ft - 125.97 Sq M

Garage - Approx. Gross Internal Area - 171 Sq Ft - 15.89 Sq M

For identification only. Not to scale. © SquareFoot 2026





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*More* is our middle name.

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