



# LANGRIDGE

BONNINGTON ROAD, PEEBLES, SCOTTISH BORDERS EH45 9HJ







## WELCOME TO LANGRIDGE

Offering an abundance of space both inside and out, this executive four-bedroom detached house is an exceptional family home, situated in a picturesque and highly sought-after part of Peebles, within easy reach of Victoria Park and local schools. The south-facing residence features high-quality interiors with neutral styling, as well as generous private parking and carefully maintained gardens. It offers a high degree of versatility to meet various lifestyles, and it comes with a well-appointed kitchen, family bathroom, WC, and a new en-suite. Altogether, Langridge is a beautiful home in a beautiful setting.



## THE HIGHLIGHTS

- Executive detached house in sought-after Peebles
- Generous, mature gardens to the front and rear
- Multi-car driveway and integrated single garage
- Naturally-lit vestibule and hall with a WC
- Large, dual-aspect living and dining room
- Elegant kitchen with Shaker-inspired design
- Three double bedrooms with built-in wardrobes
- Two versatile bedrooms/study and sitting room
- New, contemporary en-suite shower room
- Stylish family bathroom with overhead shower





## TAKE A LOOK AROUND

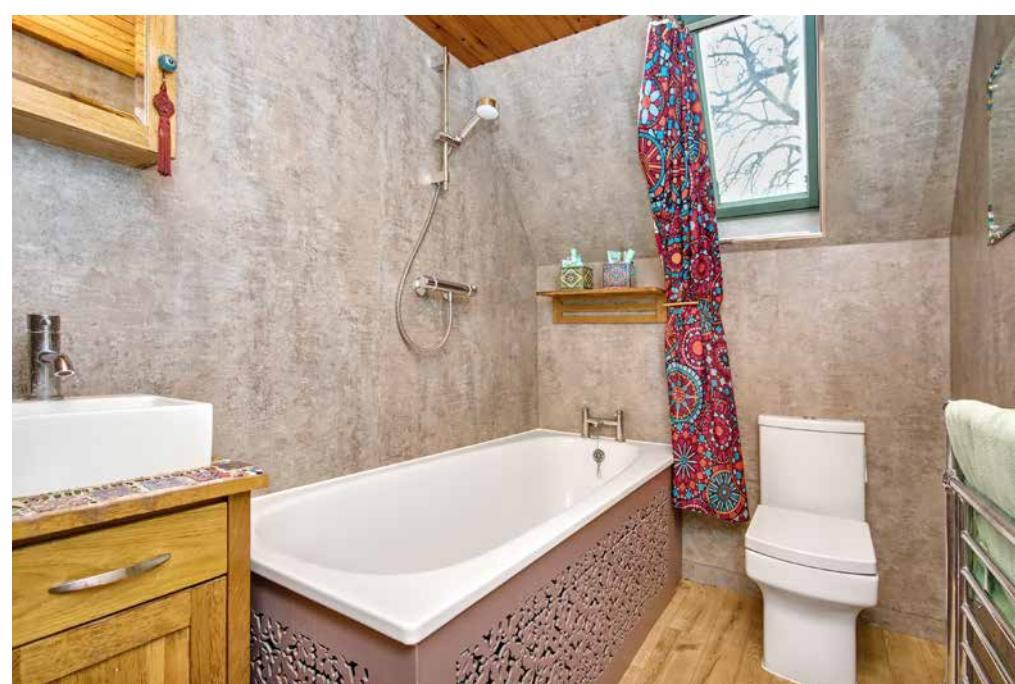
Upon entering, you are greeted by a bright vestibule flowing through to a hall. Light décor and plush carpeting set the standards, whilst a WC provides convenience. A small flight of steps lead down to the open-plan living/dining room, which spans the entire depth of the property. Lovingly styled, this large reception area is perfect for relaxing, socialising, and dining with family and friends. It features dual-aspect glazing and south-facing patio doors to the front garden. Sat adjacent, the kitchen is elegantly appointed with Shaker-style cabinets in dove grey, which complement the marble-inspired worktops and metro-style splashbacks. It is a sophisticated and practical design. It includes an integrated ceramic hob and double oven, a freestanding fridge/freezer, a microwave, and a washing machine. Meanwhile, the principal bedroom provides the owners with optimal convenience, coming equipped with a built-in wardrobe and a contemporary en-suite shower room, which includes a double walk-in shower with a foldable seat. Furthermore, another double bedroom/sitting room and a single bedroom/study bring additional flexibility, allowing the home to grow and adapt to you and your needs.

## HEAD ON UP

There are two further double bedrooms on the first floor, both of which boast generous built-in wardrobe storage. In addition, there is a stylish three-piece family bathroom with stone-inspired wet walls and an overhead shower. For year-round comfort, the property has gas central heating and double glazing.

## THE DETAILS

All fitted floor and window coverings, light fittings, integrated kitchen appliances, a fridge/freezer, a microwave, and a washing machine to be included in the sale. Additional indoor and outdoor furnishings are available by separate negotiation.



bs

THE SOUTH-FACING  
RESIDENCE FEATURES HIGH-  
QUALITY INTERIORS WITH  
NEUTRAL STYLING



## TOUR THE GROUNDS

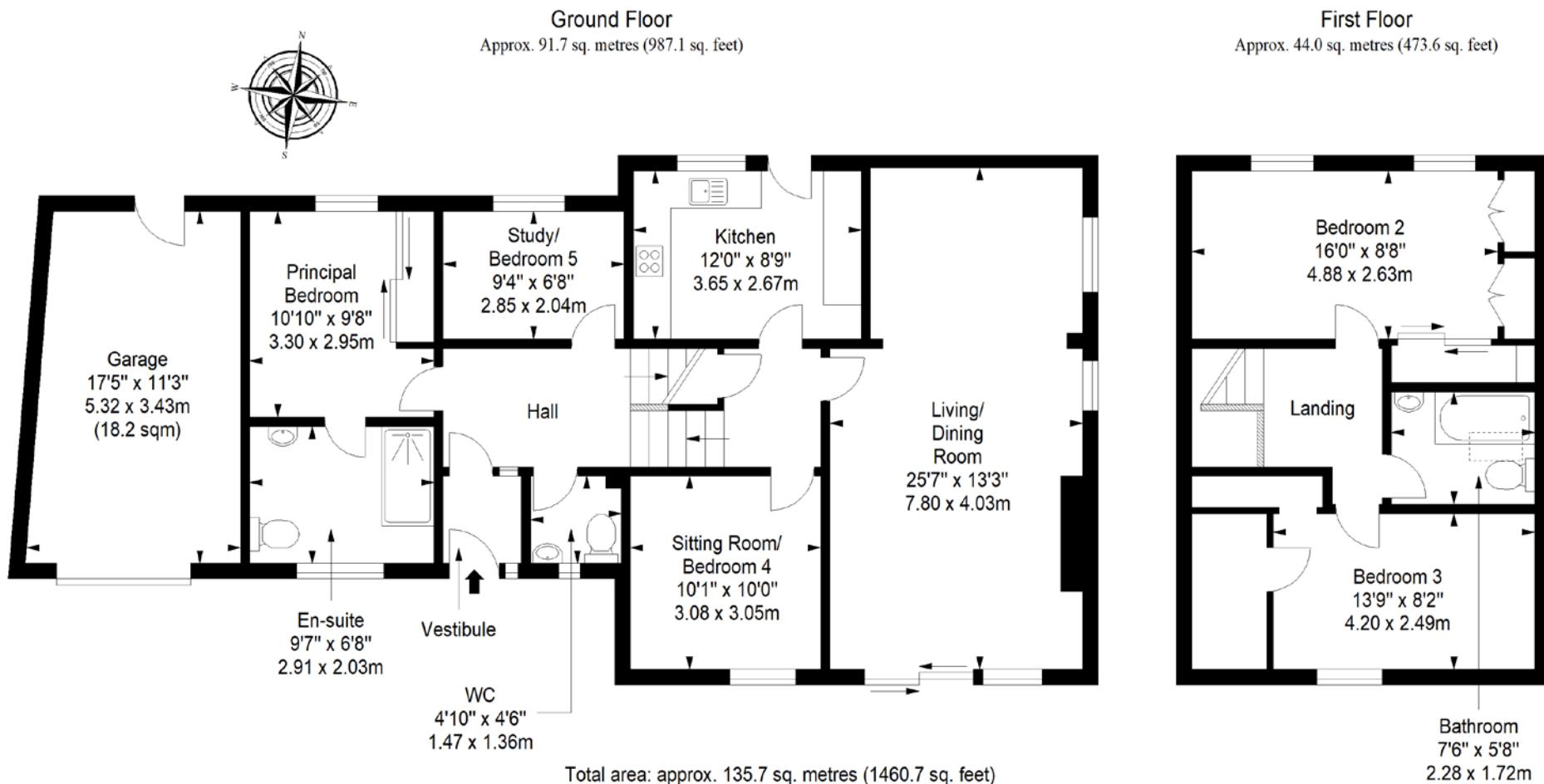
Shielded by established hedgerows, Langridge enjoys low-maintenance gardens to the front and rear. The rear garden has an expansive footprint and a wonderful array of mature plants, creating an idyllic space for outdoor enjoyment. There is also a multi-car driveway and an integrated single garage, providing ample private parking for the family.

## 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



## 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