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SOLICITORS & ESTATE AGENTS



12 GEORGE PLACE

PEEBLES, SCOTTISH BORDERS EH45 8DW



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WELCOME TO

12 GEORGE PLACE, PEEBLES

Situated in a popular residential area of Peebles, within easy reach of the town centre, schools, scenic riverside walks, and the excellent amenities for which the Borders market town is renowned, this bright and spacious upper villa offers an appealing home for first-time buyers, professionals, downsizers, or investors alike. The property incorporates a generous double bedroom, a large reception room, a fitted kitchen, and a contemporary shower room, all presented in a neutral decorative palette that allows buyers to personalise with ease. Further benefits include a substantial private rear garden, unrestricted on-street parking, and attractive leafy views towards the surrounding hills.

THE HIGHLIGHTS

- Bright and spacious upper villa in desirable Peebles
- Neutral interiors throughout
- Accessed via external stair to private main door
- Generous living room with fireplace
- Well-appointed fitted kitchen
- Spacious double bedroom
- Contemporary shower room
- Gas central heating and double glazing
- Large private rear garden
- Mature trees and attractive leafy surroundings
- Unrestricted on-street parking

TAKE A LOOK AROUND

Accessed via an external staircase and private entrance, the accommodation opens into a central hall connecting the principal living spaces. The living room is a particularly impressive reception area, offering excellent proportions, soft neutral décor, fitted shelving, and a focal-point fireplace. Large windows draw in natural light and frame pleasant rooftop views.









Conveniently accessed from the living room, the kitchen is well appointed with ample cabinet storage, generous worktop space, and room for freestanding appliances, whilst enjoying an attractive outlook across the rear garden and towards the wooded hillside beyond. The spacious double bedroom continues the home's bright and airy feel, comfortably accommodating a full suite of furnishings and enjoying peaceful leafy views. The contemporary shower room is fitted with a large enclosure, vanity storage, WC, and stylish dark-toned tiling. Gas central heating, double glazing, and good storage provisions help ensure year-round comfort and efficiency.









TOUR THE GROUNDS

Externally, one of the property's standout features is the generous private rear garden. Largely laid to lawn and bordered by mature trees and established planting, it provides a wonderful setting for relaxing, gardening, or outdoor entertaining. A paved seating area and garden shed further enhance the space, whilst unrestricted parking is available on the surrounding streets.

THE DETAILS

Extras: Extras: All fitted floor and window coverings, light fittings and appliances are included in the sale. Freestanding appliances include electric oven, fridge freezer and washing machine.



“ BORDERED BY MATURE TREES AND ESTABLISHED PLANTING, IT PROVIDES A WONDERFUL SETTING FOR RELAXING, GARDENING, OR OUTDOOR ENTERTAINING ”

VIEW FROM THE BEDROOM



TELL US ABOUT

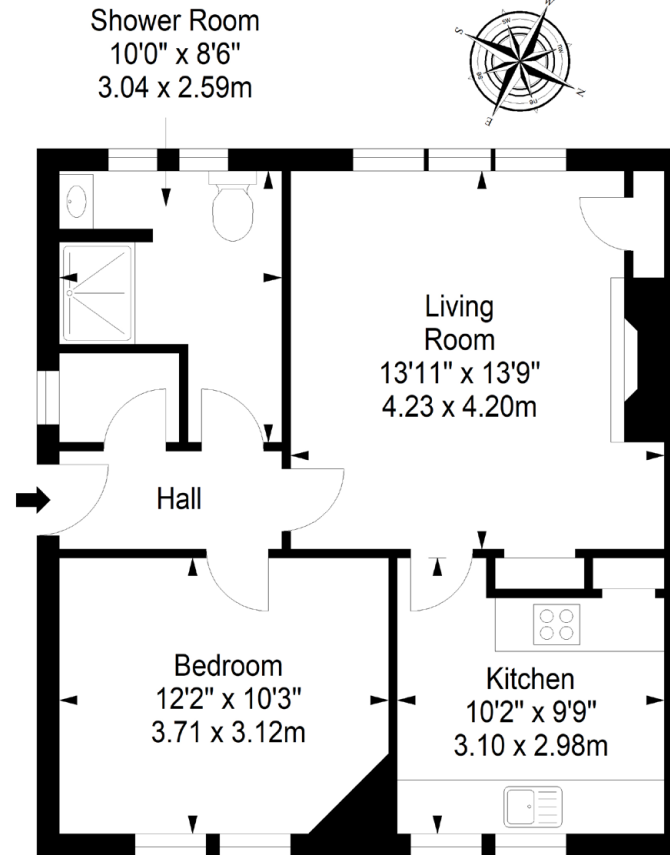
PEEBLES, SCOTTISH BORDERS

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 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

First Floor

Approx. 50.7 sq. metres (545.7 sq. feet)



Total area: approx. 50.7 sq. metres (545.7 sq. feet)

Property Office:

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