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1 FRANKSCROFT

PEEBLES, SCOTTISH BORDERS EH45 9DX



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WELCOME TO

1 FRANKSCROFT

This lovingly maintained home is a spacious and versatile family residence in desirable Peebles, with up to five bedrooms, multiple bath/shower rooms, and generous interconnected living spaces, all set on a beautiful established plot with enclosed gardens, a driveway, and an integral double garage. Within a mile of its tranquil, leafy location are high street shopping, local schools, and scenic riverside and country walks.

THE HIGHLIGHTS

- Superior detached family home in highly desirable Peebles
- Vestibule and reception hall with storage and WC
- Elegant west-facing living room with log burner and kitchen access
- Light-filled garden room connected to the living room and kitchen
- Integrated kitchen with garden access, dining/breakfast areas, and a separate utility room with external/garage access
- Four double bedrooms (three with fitted storage)
- Family room/guest bedroom/home office
- Five-piece bathroom in the principal suite
- Family bathroom with shower-over-bath
- Generous established gardens (enclosed at the side and rear)
- Private driveway and integral double garage
- Gas central heating and full double glazing



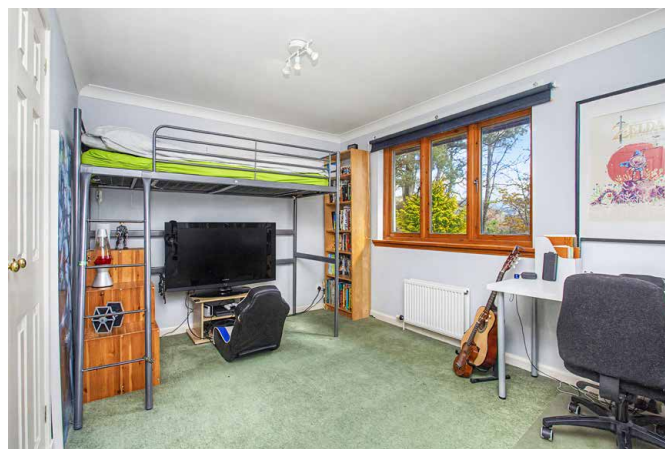




TAKE A LOOK AROUND

You enter via a vestibule and reception hall providing storage and a convenient WC. From the hall, you step into a comfortable west-facing living room featuring elegant decorative detailing and a cosy log burner. The living room connects to a light-filled garden room, ideal as a relaxed family space, and both rooms lead to an impressive kitchen, featuring a central breakfast island and a dining area where sliding patio doors create a seamless garden connection. Tastefully styled in on-trend grey tones with premium quartz worktops, the contemporary kitchen comes fully integrated for an immaculate finish. The appliances comprise a Bosch wall microwave and oven, induction hob with a concealed extractor, a tall fridge, a full-height freezer, and a Bosch dishwasher. A freestanding washing machine and tumble dryer are tucked away in the utility room off the hall, which opens externally and into the garage.

Upstairs, a landing (with storage) leads to four carpeted double bedrooms, three featuring fitted wardrobes, and a flexible, quietly positioned family room, also perfect for guests or a home study. The principal bedroom comes with a bright en-suite bathroom, well equipped with a five-piece suite, including a bath and separate shower, while the first-floor family bathroom, with a shower-over-bath, also benefits from natural light.



THE DETAILS

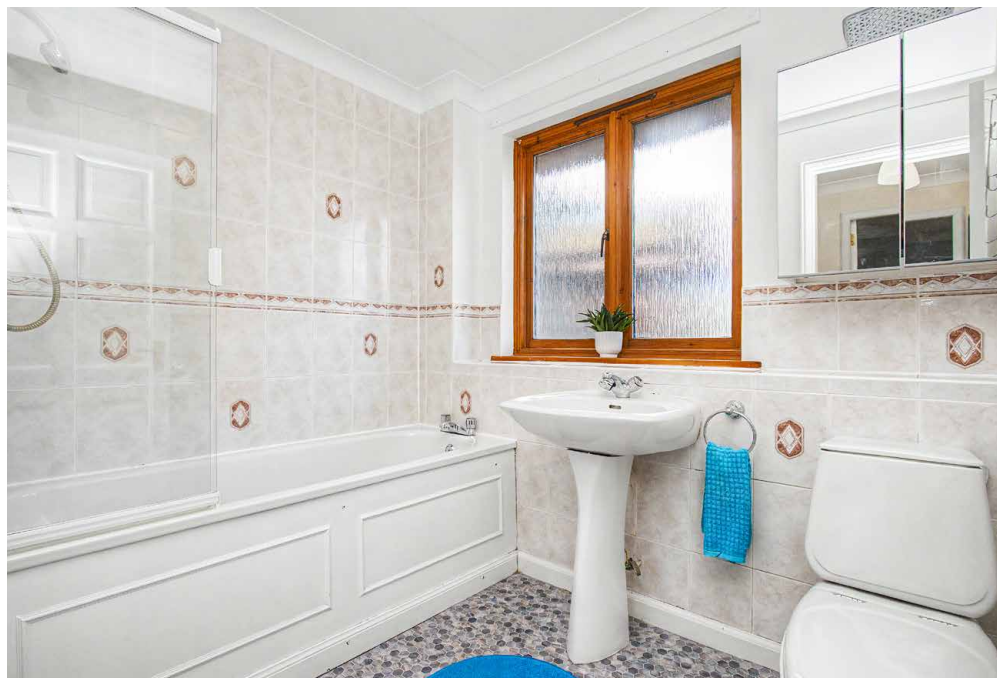
Extras: The sale includes all fitted flooring, selected window coverings, standard light fittings, and integrated/freestanding appliances. This property is not subject to an onward chain.





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FOUR CARPETED DOUBLE
BEDROOMS AND A FLEXIBLE,
QUIETLY POSITIONED
FAMILY ROOM





TOUR THE GROUNDS

Mature gardens frame the property, enclosed to the side and rear, with swathes of lawn and established trees creating an idyllic setting for family recreation and summer parties. For outstanding private parking and extra storage, there is a large driveway and a double garage, accessible internally from the utility room.

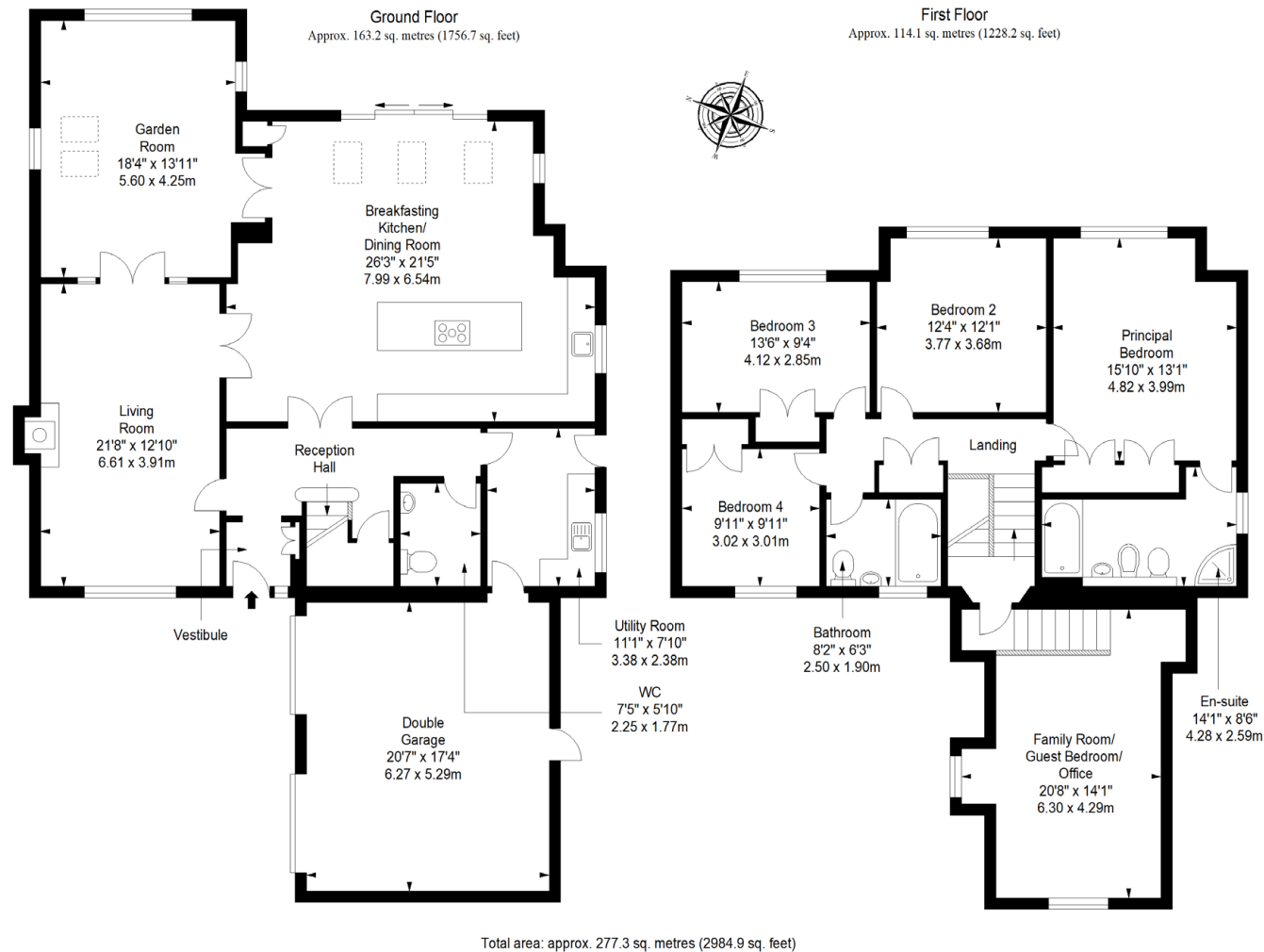
TELL US ABOUT

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



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