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85 NORTHGATE

PEEBLES, SCOTTISH BORDERS EH45 8BU







WELCOME TO

85 NORTHGATE

Forming part of Peebles' historic conservation area, this listed Georgian town house offers an exceptionally characterful home with flexible accommodation arranged over four levels. The end-terraced property provides up to four double bedrooms or multiple reception rooms, a country-style dining kitchen, a bathroom and shower room, excellent storage, and a versatile lower-ground floor. Outside, a generous enclosed garden creates a peaceful retreat, while unrestricted on-street parking is available directly outside.

THE HIGHLIGHTS

- B-listed Georgian end-terraced town house in Peebles' conservation area
- Exceptionally characterful and flexible family home
- Entrance hall with useful storage
- Bright living room and elegant first-floor drawing room (Bedroom 4)
- Rustic country-style dining kitchen
- Three double bedrooms (principal with open fire)
- Jack-and-Jill first-floor bathroom and ground-floor shower room
- Versatile lower-ground cellar room and conservatory
- Excellent storage throughout
- Gas central heating and traditional sash-and-case windows with working shutters
- Generous, enclosed rear garden extending to the riverside
- Unrestricted on-street parking





TAKE A LOOK AROUND

The entrance hall, complete with useful storage, leads to a comfortable living room and the dining kitchen, both spanning the full depth of the property and enjoying a bright dual aspect. The exceptionally homely kitchen features rustic pine cabinetry and panelling, warm ochre décor, and ample room for family dining and relaxed entertaining. A free-standing gas cooker and fridge are included in the sale. Completing the ground floor is a bright shower room with a walk-in shower.

The first floor hosts the generous principal bedroom and an elegant drawing room, which could alternatively serve as a fourth double bedroom. Both rooms enjoy panoramic views of Peebles' surrounding hills and retain attractive period fireplaces, one open and the other fitted with a gas fire. Between them, a bright Jack-and-Jill bathroom, accessed from both the principal bedroom and the landing, features a charming cast-iron fire grate. Two further double bedrooms occupy the second floor, one benefiting from useful eaves storage.

The lower-ground floor comprises a spacious cellar room offering excellent versatility as a family room, studio, hobby space, or substantial storage area. Beyond, a conservatory opens directly onto the rear garden. The property is served by gas central heating and retains traditional sash-and-case windows, many complete with working shutters.



THE DETAILS

Extras: The sale includes all fitted flooring, window coverings, light fittings, and appliances. The sale of this property is not subject to an onward chain.



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AN EXCEPTIONALLY
CHARACTERFUL HOME WITH
FLEXIBLE ACCOMMODATION
ARRANGED OVER FOUR LEVELS







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TOUR THE GROUNDS

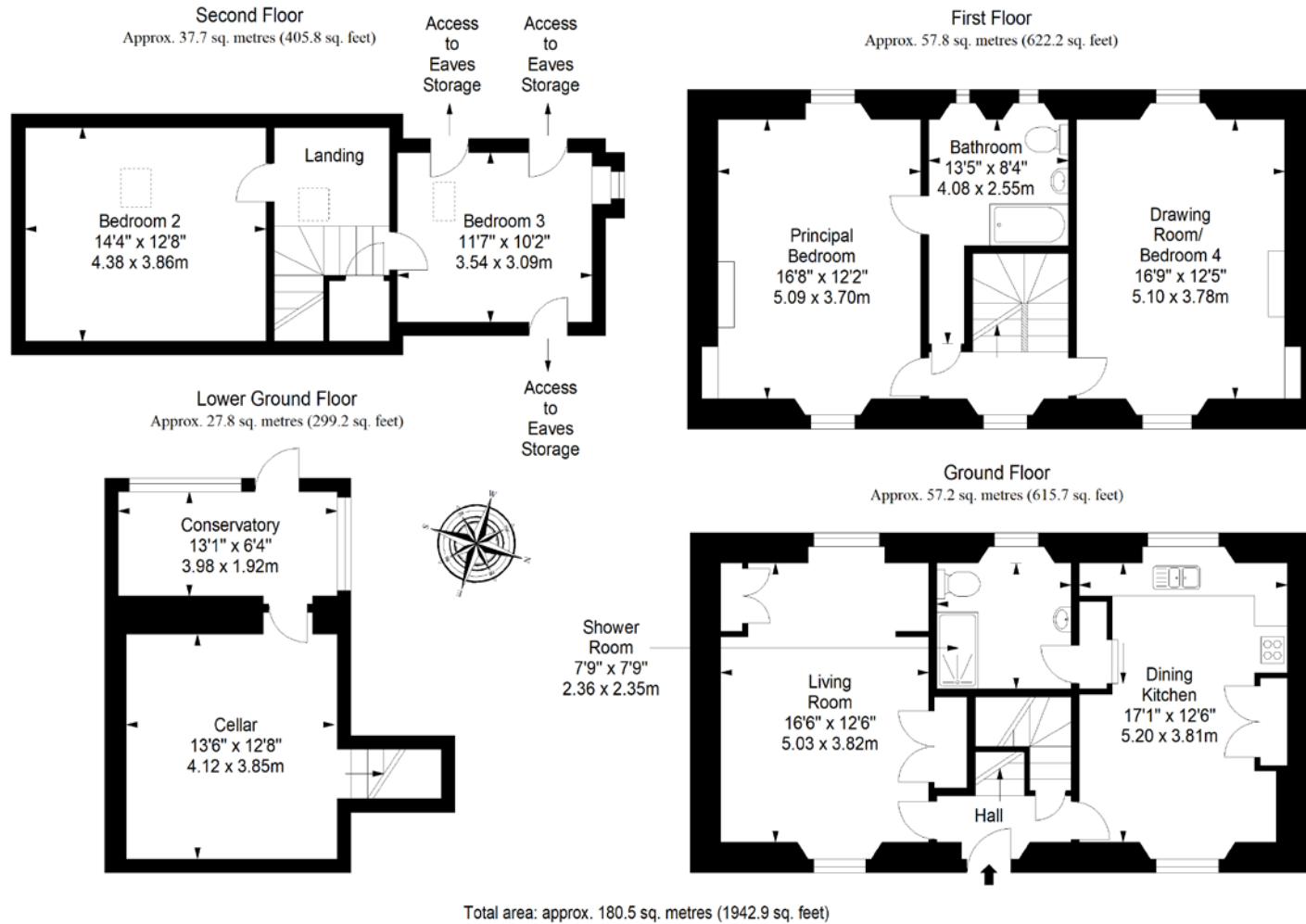
The enchanting enclosed rear garden features a stone-walled garden, neat lawns, mature trees, colourful planting, and secluded seating areas, creating a delightful setting for relaxing with family and friends. Extending all the way to the riverside, with a rear gate providing direct access, it provides a wonderful connection to the water and scenic walks. Unrestricted on-street parking is available directly outside.

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, 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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