



**BLACKWOOD & SMITH LLP**  
SOLICITORS & ESTATE AGENTS



# YESTER

INNERLEITHEN ROAD, PEEBLES, SCOTTISH BORDER EH45 8BD



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# WELCOME TO

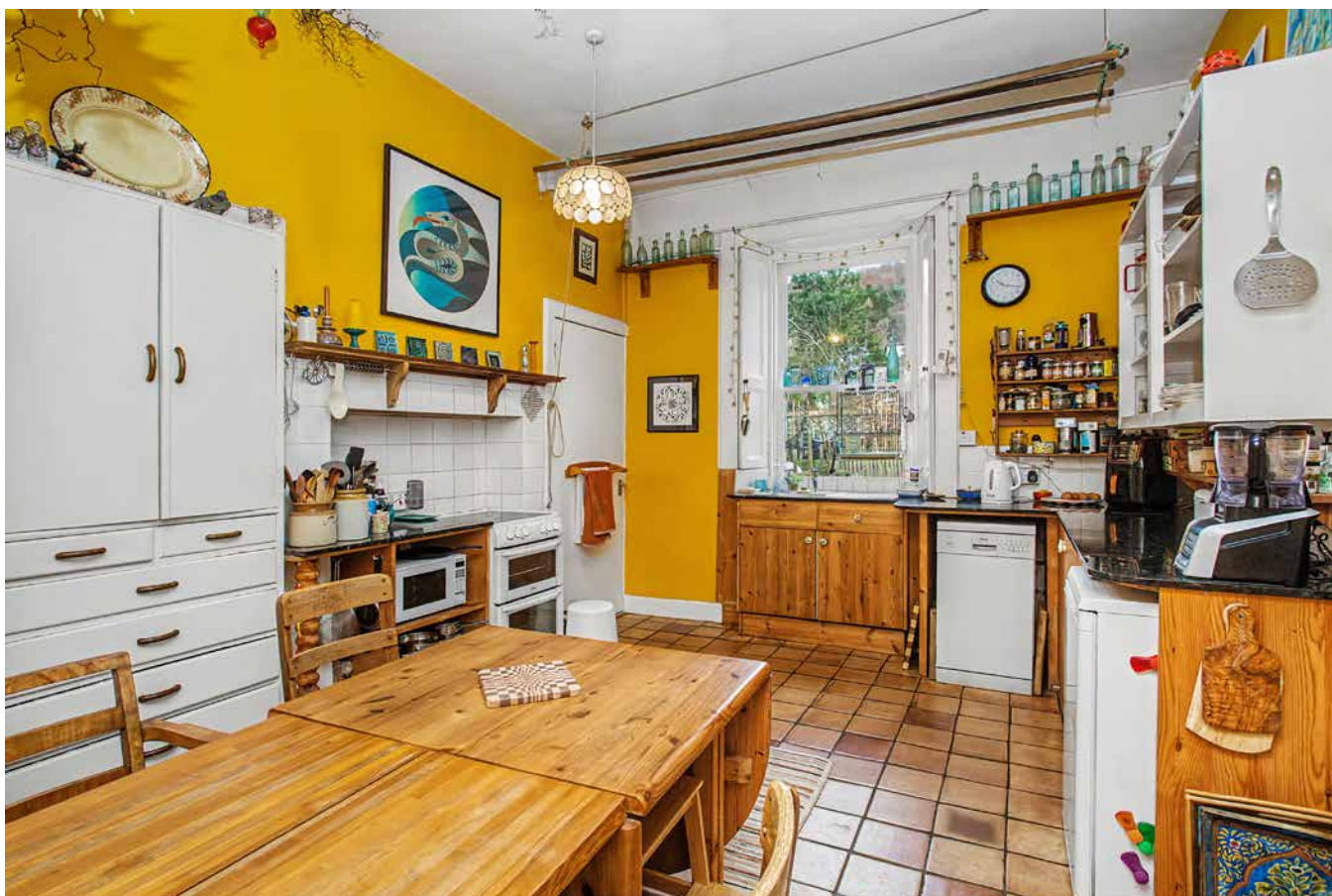
## YESTER

Located in the picturesque Borders town of Peebles, this charming Victorian detached stone house enjoys a peaceful setting within easy reach of the town centre's independent shops, cafés, restaurants, and leisure facilities. Surrounded by beautiful countryside and renowned walking and cycling routes, the property offers an appealing lifestyle for families, creatives, or those seeking a tranquil yet well-connected home. Internally, the house presents a wonderfully eclectic and individual interior with colourful décor and period detailing. The home features four bedrooms and generous reception space, complemented by a diverse gardens, useful outbuildings, and private parking with a garage, creating a versatile and welcoming home suited to modern family living.



## THE HIGHLIGHTS

- Charming detached stone house in desirable Peebles setting
- Peaceful yet convenient location close to town centre amenities
- Entrance vestibule and hall with guest WC
- South-facing living room with wood burning stove
- Dining room with focal fireplace
- Spacious dining kitchen with adjoining utility room and pantry
- Four well-proportioned bedrooms including a generous principal
- Bathroom with shower-over-bath
- Generous front and rear gardens with sheds, log store and greenhouse
- Secure detached single garage and front and side driveway
- Gas central heating, full double glazing and solar panels



## TAKE A LOOK AROUND

The ground floor is entered via a welcoming hallway with a staircase leading to the upper level. A generous bay-windowed living room enjoys a sunny south-facing aspect and is centred around a fireplace with a wood-burning stove. A separate dining room offers a charming setting for everyday meals or entertaining, whilst the spacious dining kitchen provides ample workspace, storage, and room for a family table. Adjacent practical spaces include a utility room, pantry, boot room, a convenient WC, and a separate staircase from the utility leading to the former Maids Room, now used as a study, adding to the home's functionality.

## HEAD ON UP

Upstairs, a naturally bright landing leads to three double bedrooms, including a particularly spacious principal bedroom with a bay window and lovely outlook. The remaining bedrooms offer excellent flexibility for family accommodation, guest rooms, or home working. A peaceful study room and a family bathroom with a shower-over-bath complete the upper level. The home benefits from gas central heating, double glazing and solar panels, helping to keep the home warm and energy efficient all year round.



## THE DETAILS

Extras: The sale includes all fitted floor and selected window coverings, some light fittings, and kitchen appliances, including dishwasher, refrigerator, washing machine and electric cooker. Please note that the wall shelves in the living room are not included.





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OUR DOUBLE BEDROOMS,  
INCLUDING A PARTICULARLY  
SPACIOUS PRINCIPAL BEDROOM  
WITH A BAY WINDOW







## TOUR THE GROUNDS

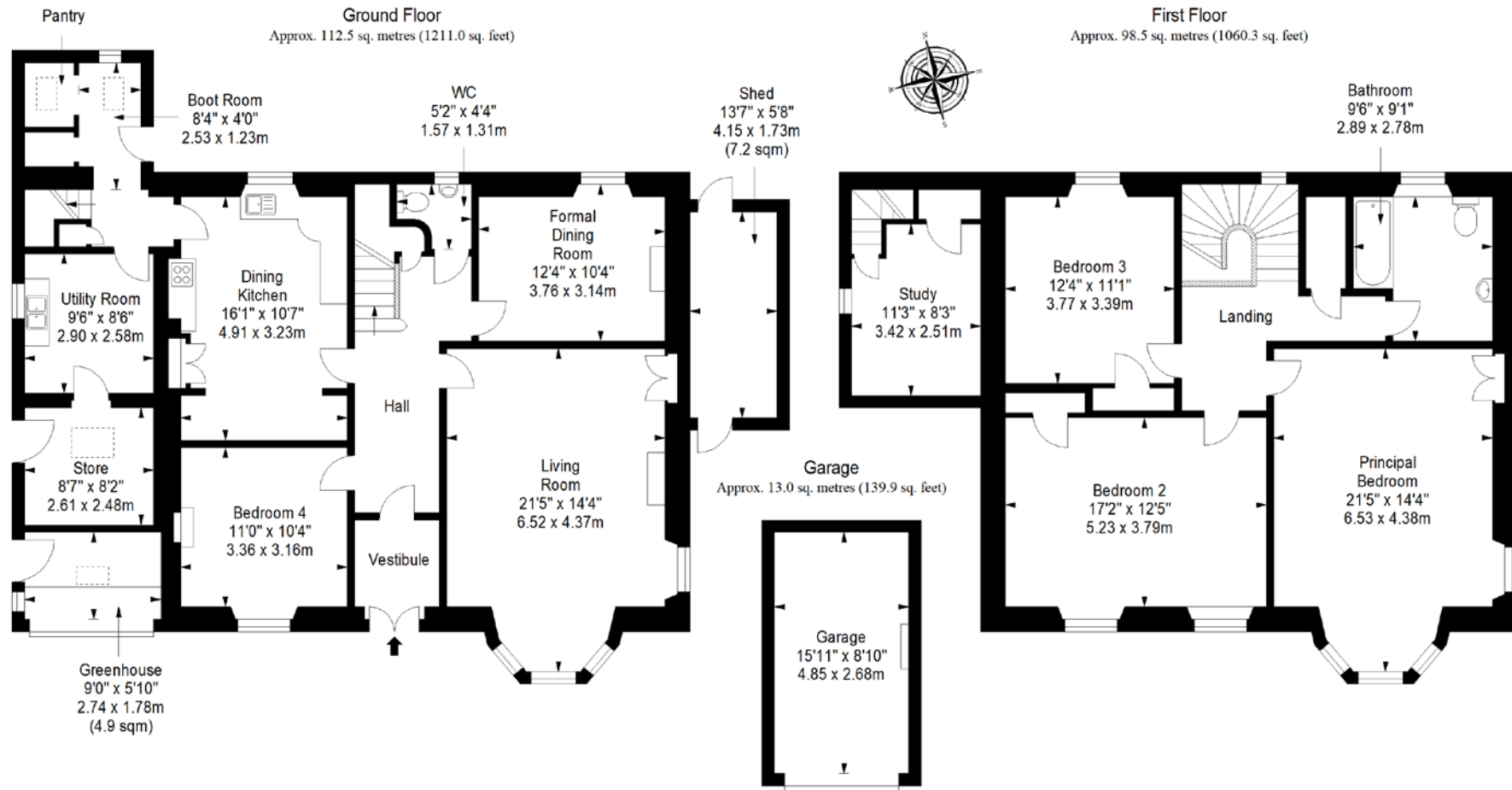
Externally, the property is complemented by generous gardens featuring mature planting, seating areas, and productive raised beds, ideal for gardening enthusiasts. Several sheds and a greenhouse provide excellent outdoor storage and hobby space, whilst a private driveway and secure detached garage ensure convenient off-street parking.

## 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



Total area: approx. 211.0 sq. metres (2271.3 sq. feet)

## 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)

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