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SOLICITORS & ESTATE AGENTS



# 14 LOANING CRESCENT

PEEBLES, SCOTTISH BORDERS EH45 9JR



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# WELCOME TO

## 14 LOANING CRESCENT

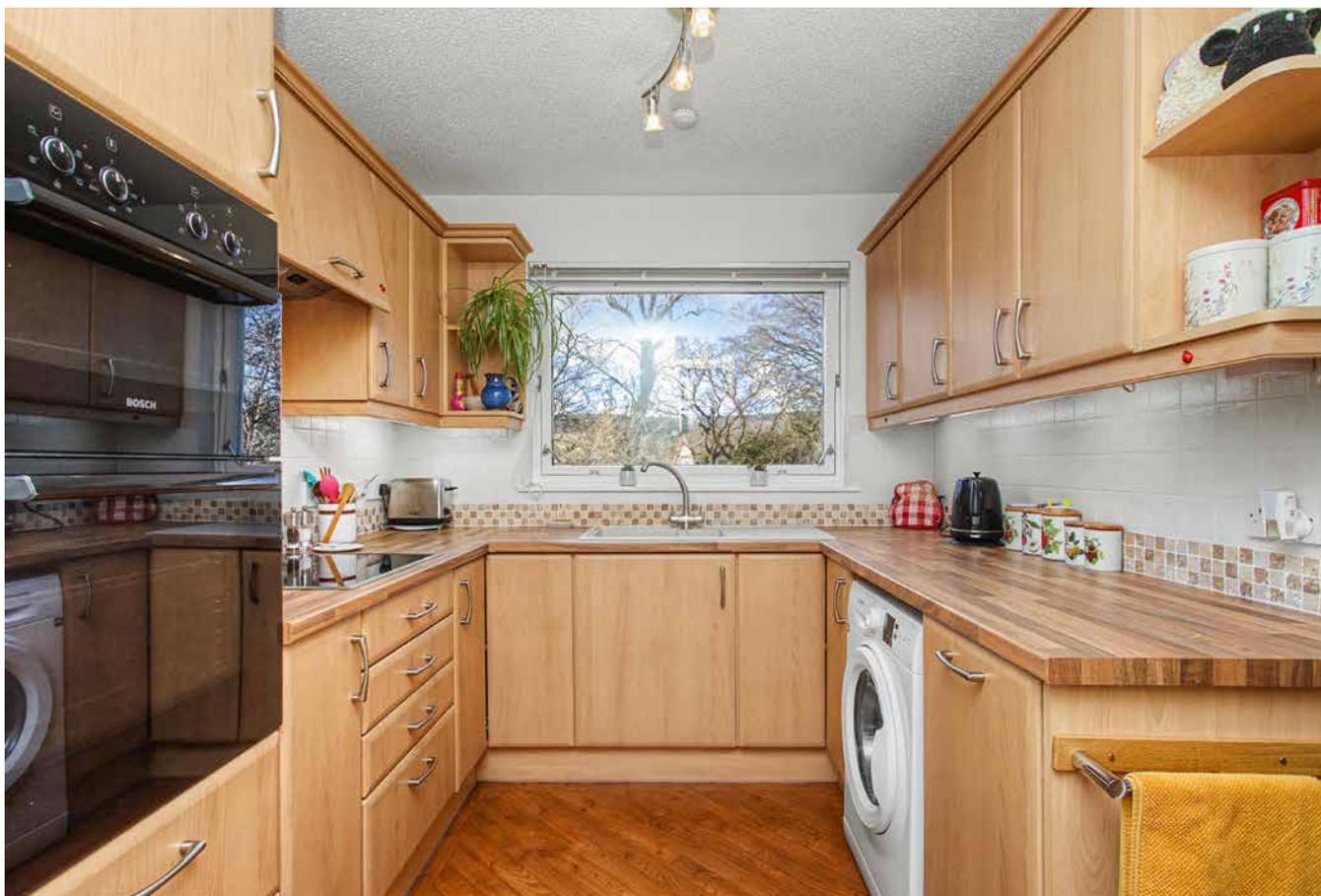
Peacefully set at the end of a cul-de-sac, this charming two-bedroom detached bungalow has a picturesque setting in Peebles. It offers bright and airy interiors which are lightly decorated, as well as generous private parking and carefully maintained gardens. The home further benefits from two reception rooms, a well-appointed kitchen, and a modern shower room designed for accessibility. Altogether, it is a beautiful residence that will be highly sought-after.



## THE HIGHLIGHTS

- An attractive detached bungalow in Peebles
- Peacefully set at the end of a cul-de-sac
- Tandem driveway and single garage
- Mature, well-maintained gardens
- Central hall with two built-in cupboards
- Bright and airy living room
- Good-size dining room
- Fitted kitchen that is well appointed
- Two double bedrooms with storage
- Modern three-piece shower room





## TAKE A LOOK AROUND

You are welcomed into the home by a central hall with two built-in cupboards and attractive decoration. The living room is on the left through a glazed door with sidelights, allowing extra light to flow throughout the interiors. This reception space is well proportioned for comfy lounge furniture and it is brightly lit by a large picture window. Tasteful wallpaper elevates the room further, creating an inviting space for daily use. In addition, there is a good-size dining room that has a similar aesthetic, providing a dedicated space for sociable meals. Conveniently next door, the kitchen offers ample storage and workspace, coming equipped with timber-toned base and wall cabinets and complementary worktops. Neat splashback tiles frame the worksurfaces, while under-unit lighting adds to the bright environment. Integrated appliances are included (double oven, ceramic hob, concealed extractor, fridge/freezer, and dishwasher), along with an undercounter washing machine, and a tumble dryer (located in the garage).

## THE BEDROOMS AND BATHROOM

The two bedrooms are both doubles with neutral décor and soft carpets. The principal bedroom (with a bold accent wall) has the added benefit of a generous fitted wardrobe, whereas the second bedroom has built-in storage. Finishing the accommodation is a modern three-piece shower room, fitted with a walk-in rainfall shower and a foldable seat. Gas central heating and double glazing ensure year-round comfort and efficiency.

## THE DETAILS

All fitted floor and window coverings, light fittings, integrated kitchen appliances, a washing machine, and a tumble dryer to be included in the sale. Additional furnishings may also be available upon request.







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THE TWO BEDROOMS  
ARE BOTH DOUBLES  
WITH NEUTRAL DÉCOR  
AND SOFT CARPETS





## TOUR THE GROUNDS

The property has a lovely front garden and a tandem driveway leading to a single garage. It also has an enclosed garden that generously spans the side and rear of the home, providing a neat stretch of lawn and mature plants for a leafy and scenic ambience.

## TELL US ABOUT

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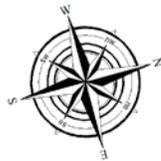
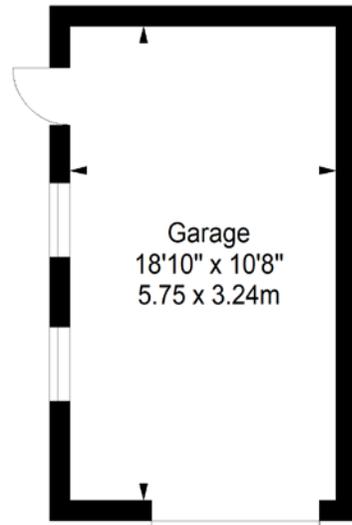
### *PEEBLES*

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

## Garage

Approx. 18.6 sq. metres (200.5 sq. feet)

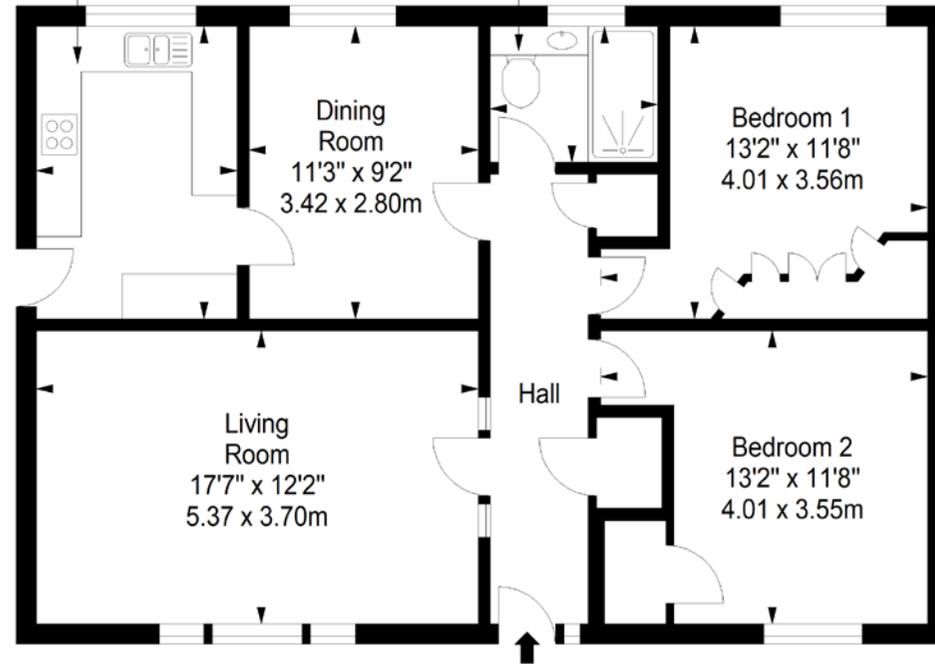


## Ground Floor

Approx. 79.0 sq. metres (850.4 sq. feet)

Kitchen  
11'2" x 8'0"  
3.40 x 2.44m

Shower Room  
6'9" x 5'6"  
2.07 x 1.67m



Total area: approx. 79.0 sq. metres (850.4 sq. feet)

## Property Office:

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