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SOLICITORS & ESTATE AGENTS



20 DOVECOT ROAD

PEEBLES, SCOTTISH BORDERS EH45 8EQ



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WELCOME TO

20 DOVECOT ROAD

Set within an established modern development in the picturesque Borders town of Peebles, this well-presented ground-floor flat offers bright and easily manageable accommodation ideally suited to first-time buyers, downsizers, professionals, or investors. The home features a spacious double bedroom with built-in mirrored wardrobes, a generous living and dining room, a modern shower room, and a well-proportioned kitchen. Fresh neutral décor and soft carpeting throughout create a light and welcoming atmosphere, while the property further benefits from electric heating, double glazing, shared garden grounds, and residents' parking. The peaceful yet convenient setting lies just across the road from a large supermarket, and within easy reach of Peebles' excellent local amenities, scenic riverside walks, and transport links to Edinburgh and the central Borders.



THE HIGHLIGHTS

- Ground-floor flat in a peaceful Peebles development
- Convenient access to local amenities and transport links
- Ideal first-time buy, downsizer, or investment purchase
- Bright and spacious living/dining room
- Well-proportioned kitchen with ample storage
- Double bedroom with mirrored built-in wardrobes
- Modern shower room with walk-in enclosure
- Fresh neutral décor throughout
- Electric heating & Double glazing
- Shared landscaped grounds
- Residents' off-street parking





TAKE A LOOK AROUND

A hall with useful storage welcomes you inside and leads into the impressively proportioned living and dining room, where soft neutral tones and plush carpeting create an inviting everyday setting. The spacious reception area offers excellent flexibility for both lounge and dining furniture and enjoys a leafy outlook through a large window. Adjoining the living area is a bright kitchen fitted with modern light wood-toned cabinets, generous workspace, and tiled splashbacks. Appliances include a freestanding cooker, fridge/freezer, and washing machine.

The double bedroom is quietly positioned and benefits from mirrored built-in wardrobes providing excellent storage, alongside fresh décor and comfortable proportions. Completing the accommodation is a contemporary shower room fitted with a large walk-in shower enclosure, WC, and washbasin, as well as access to another storage cupboard. Electric heating and double glazing ensure year-round comfort and efficiency.



THE DETAILS

Extras: The property is sold as seen. Freestanding appliances include electric oven, fridge-freezer and washing machine.





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DOUBLE BEDROOM
WITH MIRRORED BUILT-IN
WARDROBES & A MODERN
SHOWER ROOM





TOUR THE GROUNDS

Externally, the development is surrounded by shared landscaped grounds and mature greenery, creating an attractive residential environment. Unallocated residents' off-street parking is available directly beside the property for everyday convenience.

TELL US ABOUT

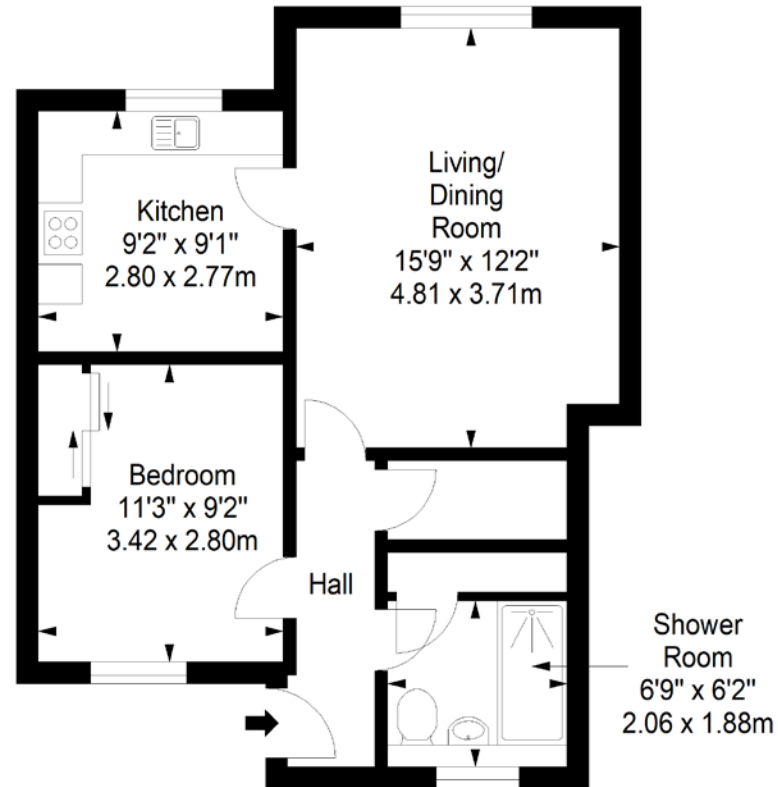
PEEBLES, SCOTTISH BORDERS

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

Ground Floor

Approx. 47.5 sq. metres (511.3 sq. feet)



Total area: approx. 47.5 sq. metres (511.3 sq. feet)

Property Office:

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