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23 THE MEADOWS

PEEBLES, SCOTTISH BORDERS EH45 9HZ



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23 THE MEADOWS

WELCOME TO

23 THE MEADOWS, PEEBLES

Located just over a mile from the heart of sought-after Peebles, this outstanding four-bedroom detached home enjoys a picturesque and tranquil position on a generous wraparound plot with beautifully maintained gardens and double garage parking, all framed by countryside and woodland. The spacious and versatile accommodation enjoys a south-facing rear aspect and includes a separate bathroom and shower room, alongside three interconnected reception spaces linking to a conservatory and kitchen, with multiple access points to the gardens – an ideal setup for relaxed family life and effortless entertaining.



THE HIGHLIGHTS

- Tranquil and scenic setting in sought-after Peebles
- Exceptionally spacious and versatile detached family home
- Naturally lit porch and hall with storage
- Three bright reception rooms with exposed beams (living room with log burner and garden access)
- South-facing conservatory off the living room
- Well-appointed breakfasting kitchen with garden access
- Secluded first-floor principal bedroom
- Four-piece bathroom and storage also on the first floor
- Three ground-floor bedrooms and a shower room
- Expansive, beautifully maintained gardens, south-facing to the rear
- Generous private driveway and detached double garage
- Gas central heating and double glazing





TAKE A LOOK AROUND

A naturally lit porch and hall with storage welcome you inside. The hall flows into two connected reception spaces, both enjoying comfortable carpeting and characterful exposed beams. The sitting room offers flexibility as a home office, whilst the south-facing dining room creates an impressive entertaining space with access to both the kitchen and the main living room. The carpeted, dual-aspect living room continues the sociable layout with garden access and entry into the conservatory. It enjoys immense character from a natural pine vaulted ceiling, exposed beams, and a focal log-burning stove.

The sunny and spacious kitchen is centred around a casual breakfasting area and also opens directly to the garden. It is exceptionally well appointed with a wide range of modern beech-toned cabinets, generous workspace, an integrated double oven with warming drawer, electric hob and dishwasher, plus a tall fridge freezer and undercounter washing machine.

THE BEDROOMS

Featuring dual-aspect windows and a timber vaulted ceiling, the remarkably spacious principal bedroom occupies the first floor, where built-in storage and a bright four-piece bathroom create a peaceful and secluded retreat. The remaining three bedrooms are located on the ground floor and are served by a contemporary tiled shower room.

THE DETAILS

Extras: The sale includes all fitted flooring, selected window coverings and light fittings, and all appliances.







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SECLUDED FIRST-FLOOR PRINCIPAL
BEDROOM AND THREE
GROUND-FLOOR BEDROOMS





TOUR THE GROUNDS

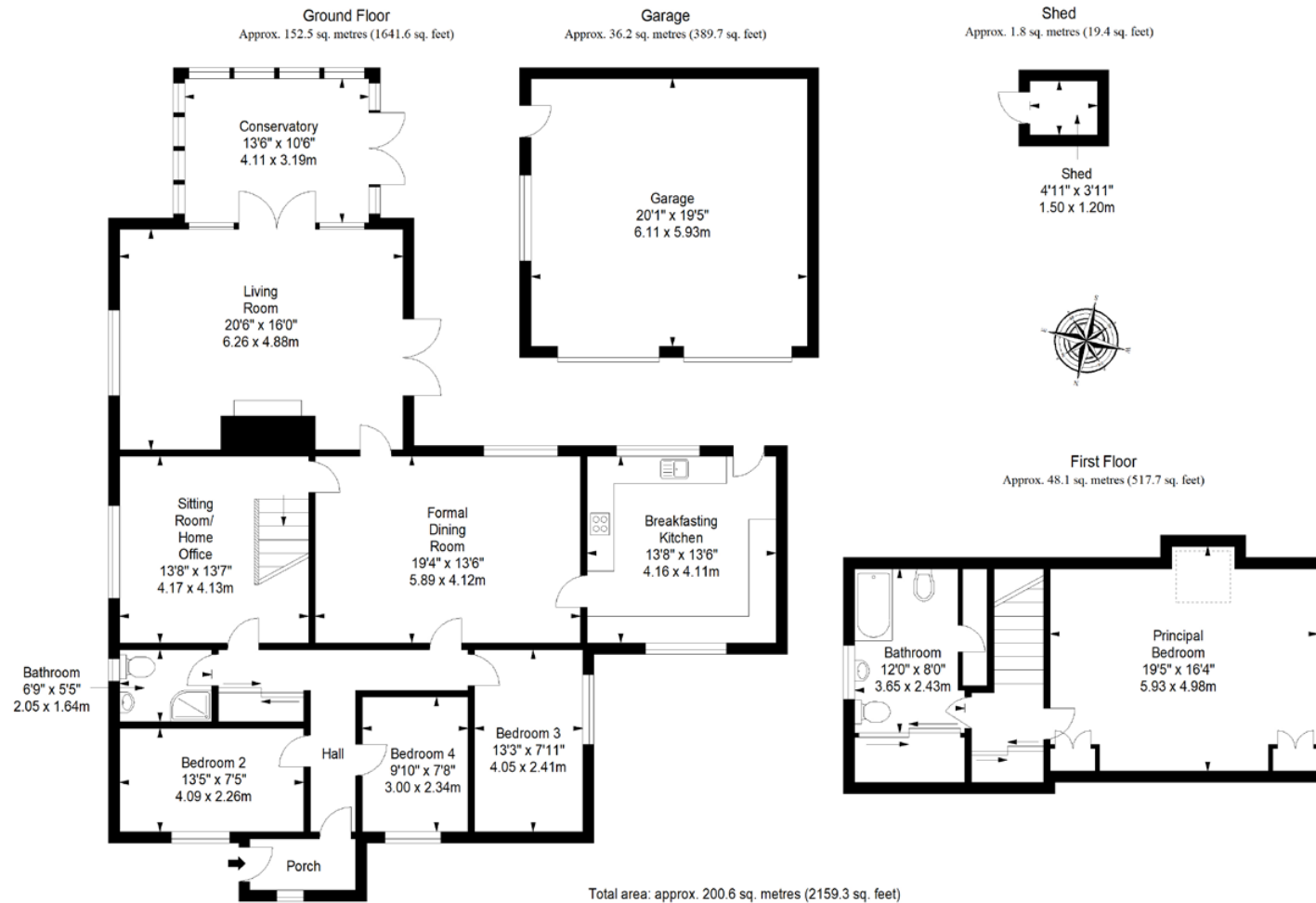
The expansive gardens feature manicured lawns, attractive planting, a shed, and a south-facing dining terrace. A generous private driveway and detached double garage complete this highly desirable offering.

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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