



17 KITTLEGAIRY ROAD
PEEBLES, SCOTTISH BORDERS EH45 8GA



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WELCOME TO

17 KITTEGAIRY ROAD, PEEBLES

Positioned at the end of a cul-de-sac directly beside a large public park, this contemporary three-bedroom end-terrace house has a prime location in the sought-after Kittlegairy development. It offers easy access to the surrounding countryside, is close to schools and amenities, and enjoys a number of charming walks to Peebles' town centre. The home itself is beautifully presented throughout to move-in standards too, offering bright and spacious rooms with neutral interior design. It further boasts a well-appointed breakfasting kitchen and three-piece shower room, as well as excellent storage and a south-facing garden.

THE HIGHLIGHTS

- Contemporary end-terrace house in Peebles
- Fully-enclosed, south-facing garden
- Welcoming hall with a convenient WC
- Large living/dining room with garden access
- Modern kitchen with a breakfast bar
- Two double bedrooms with built-in wardrobes
- One versatile single bedroom/home office
- Contemporary three-piece shower room
- Unrestricted on-street parking bays
- Gas central heating and double glazing





TAKE A LOOK AROUND

A hall welcomes you inside, providing a lovely first impression and a convenient WC before leading directly into the living/dining room. This large reception area continues the hall's attractive neutral styling for a minimalist-inspired aesthetic that is fashionable and easy to dress. It offers plenty of room for lounge and dining furniture, and it captures all-day sun thanks to a south-facing aspect and French doors extending out into the rear garden. Useful storage completes the space. The modern breakfasting kitchen is adjacent. It features cream-coloured cabinets at base and wall level, alongside wood-toned worktops and mocha-hued splashback tiles. The space also incorporates a breakfast bar for casual meals and integrated appliances (oven, gas hob, concealed extractor, and dishwasher). A freestanding fridge/freezer and a washing machine are included as well.

HEAD ON UP

The principal and second bedrooms are both doubles with built-in wardrobes, while the third bedroom is a versatile single that could alternatively be used as an office or nursery. All three rooms maintain the impeccable standards, enjoying neutral decoration and soft carpets. Furthermore, the principal bedroom boasts wonderful views over the local playpark to the rolling hills beyond – a truly inspiring backdrop. A contemporary three-piece shower room, with a double walk-in shower enclosure, completes the accommodation. Gas central heating and double glazing ensure year-round comfort and efficiency. The electrics and boiler are EICR certified as well.





TWO DOUBLE BEDROOMS,
ONE VERSATILE SINGLE
BEDROOM/HOME OFFICE
AND A CONTEMPORARY
THREE-PIECE SHOWER ROOM



TOUR THE GROUNDS

Externally, the home has a neat front lawn, whilst to the rear it has a fully-enclosed garden with a lawn, a patio, and a south-facing aspect. There are unrestricted on-street parking bays to the side of the property as well.

TELL US ABOUT

PEEBLES

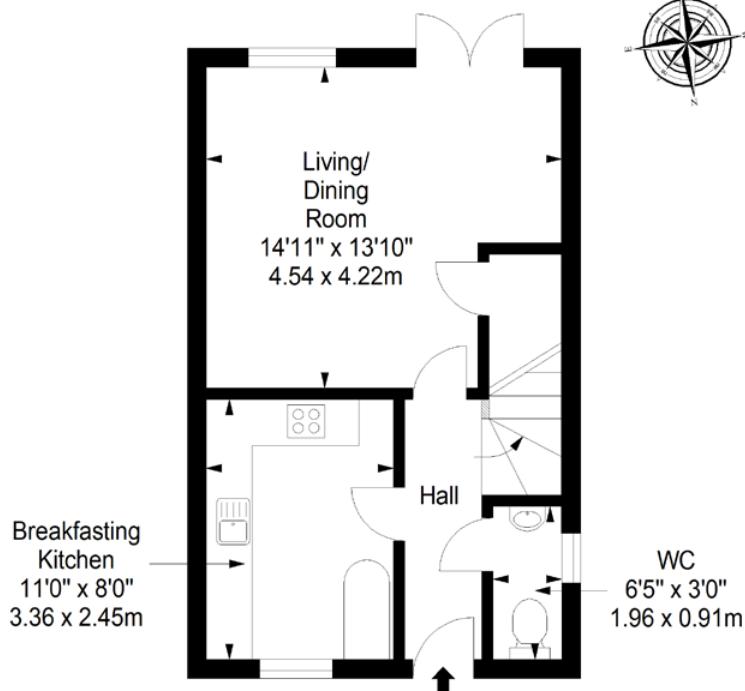
Nestled in the Tweed Valley within the Scottish Borders, the charming Royal Burgh of Peebles is a historic and picturesque town. The town has been recognised as the 'Top Independent Retailing Town in Scotland' with a wealth of independent shops as well as a handful of high-street supermarkets, including 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

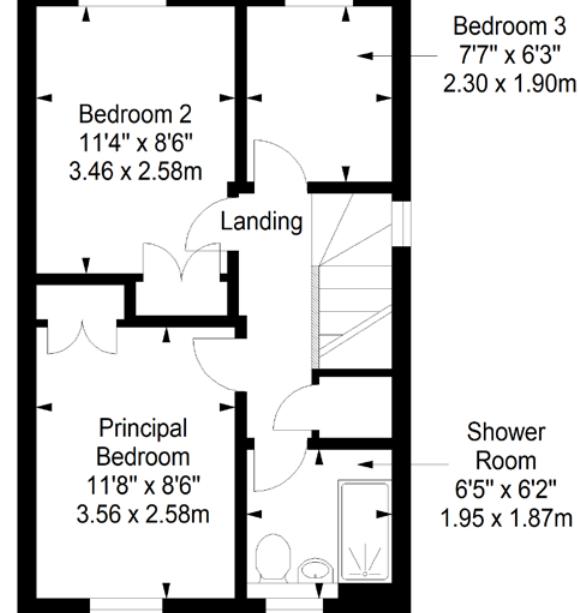
THE DETAILS

All fitted floor and window coverings, light fittings, integrated kitchen appliances, a freestanding fridge/freezer, a washing machine, and a garden shed to be included in the sale.

Ground Floor
Approx. 35.8 sq. metres (385.4 sq. feet)



First Floor
Approx. 35.9 sq. metres (386.4 sq. feet)



Total area: approx. 71.7 sq. metres (771.8 sq. feet)

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