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10A CROSS STREET

PEEBLES, SCOTTISH BORDERS EH45 8LE



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WELCOME TO

10A CROSS STREET

Centrally located within Peebles' historic conservation area, with wonderful views towards nearby Venlaw and surroundings, this three-bedroom double-upper villa offers a spacious and characterful home, blending period elegance with attractive modern styling. It is accompanied by low-maintenance private gardens and garage parking, completing an appealing home for couples and families alike.



THE HIGHLIGHTS

- Central location in Peebles' conservation area
- Charming and spacious double upper villa
- External rear stairs to main door entrance
- Vestibule and entrance hall with storage
- Characterful southwest-facing living room with log burner
- Contemporary kitchen with bright dining area
- Two second-floor double bedrooms (principal with scenic views and eaves storage)
- One first-floor single bedroom/sunny study
- First-floor bathroom with shower-over-bath and second-floor shower room
- Two private rear garden areas with scenic outlook and external store
- Large shed/single-car garage and unrestricted on-street parking
- Gas central heating and double glazing





TAKE A LOOK AROUND

The property forms part of a traditional end-terrace, with its main entrance reached via external stairs to the rear. Once inside, a vestibule and entrance hall with storage lead into the southwest-facing living room. This sun-filled sitting area is centred on a cosy log burner and beautifully presented in a calming blue colour palette with warm wood-look flooring continuing from the hall. Its airy high ceiling is framed by classical cornicework, while an arched display recess adds further character.

Next door, the bright dining kitchen enjoys a scenic rear outlook and is stylishly appointed in fashionable grey tones with modern cabinetry, marble-look worktops, and subway tiling. It provides an integrated oven, microwave, gas hob, and dishwasher, space for additional appliances, and a built-in pantry for useful extra storage.

Completing the first floor is a generous single bedroom or ideal study with a sunny aspect, alongside a bright bathroom with vanity storage and shower-over-bath.

HEAD ON UP

The remaining two bedrooms are doubles, attractively nestled beneath the eaves on the second floor, with the principal bedroom benefiting from eaves storage and a wide dormer window framing tranquil forest views. A landing with storage also gives access to a sky-lit shower room with stylish tiling and vanity storage. All bedrooms in the home are carpeted for comfort.

THE DETAILS

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







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A SPACIOUS AND CHARACTERFUL
HOME, BLENDING PERIOD
ELEGANCE WITH ATTRACTIVE
MODERN STYLING





TOUR THE GROUNDS

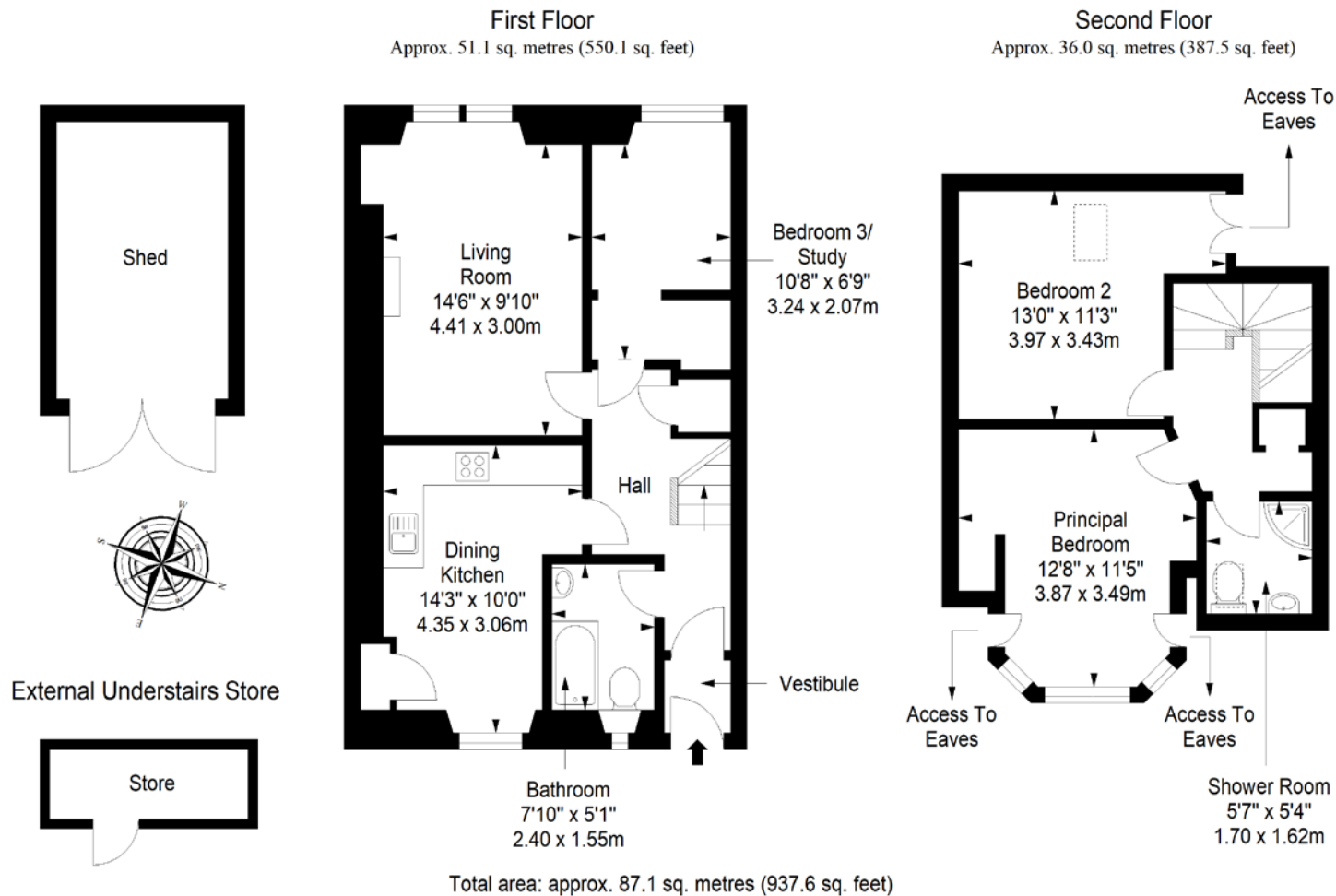
Outside, two private rear garden areas are paved for easy upkeep, seating, and summer dining, with one enjoying the outlook towards Venlaw. For external storage and private parking, there is a garden store and large shed/single-car garage also located to the rear of the property.

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, 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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