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8 BONNINGTON ROAD

PEEBLES, SCOTTISH BORDERS EH45 9HF



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WELCOME TO

8 BONNINGTON ROAD, PEEBLES

Set within the Peebles Conservation area on Bonnington Road, within easy reach of the town's vibrant High Street, excellent local schooling, and scenic riverside walks, this handsome detached period house offers a superb family home in the heart of the Borders. The property provides five well-proportioned bedrooms and a variety of flexible living spaces, complemented by characterful interiors that blend traditional features with comfortable, well-maintained décor. Ideally suited to growing families or those seeking additional space for home working, the house enjoys generous private gardens, a garage, and ample driveway parking, with a desirable south-facing aspect to the rear.



THE HIGHLIGHTS

- Detached period family home in central Peebles
- Bright reception hall and spacious upper landing
- Lift access between floors
- Five generous double bedrooms
- Bay-windowed living room with fireplace
- Formal dining room with fireplace
- Flexible family rooms/study on the ground floor
- Large kitchen and utility room
- Ground-floor shower room and two upstairs bathrooms
- Option for a self-contained apartment upstairs
- Delightful south-facing private gardens with patio and greenhouse
- Detached garage and extensive driveway





TAKE A LOOK AROUND

The ground floor is entered via a welcoming reception hall, where the staircase rises to the upper level. To the front, a spacious living room is filled with natural light from a large bay window and centres around an attractive fireplace within a substantial arched alcove. A formal dining room with similar architectural features can also be found at the front, and two further reception rooms offer flexibility as family rooms, studies, or additional bedrooms if required. The kitchen is fitted with extensive cabinetry and workspace, with an adjoining room for casual dining opening onto a sunny patio, and is supported by a useful utility room. A contemporary shower room completes the ground floor.

HEAD ON UP

Upstairs, a bright landing leads to five generous double bedrooms, including an impressive principal bedroom with a bay window and open outlook. The remaining bedrooms are all well-sized and versatile, served by two bathrooms (one with shower-over-bath) and an upstairs kitchen space/utility room. A convenient lift provides access between the two floors, and gas central heating ensures comfort throughout. The rear section can form a self-contained apartment with lift access.



THE DETAILS

Extras: All fitted floor coverings and light fittings are included. Integrated appliances (oven, hob, and fridge-freezer) and a freestanding dishwasher are included. Window coverings, freestanding washing machine, tumble dryer and larger furniture by private negotiation.





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FIVE GENEROUS DOUBLE
BEDROOMS, A GROUND-FLOOR
SHOWER ROOM AND TWO
UPSTAIRS BATHROOMS





TOUR THE GROUNDS

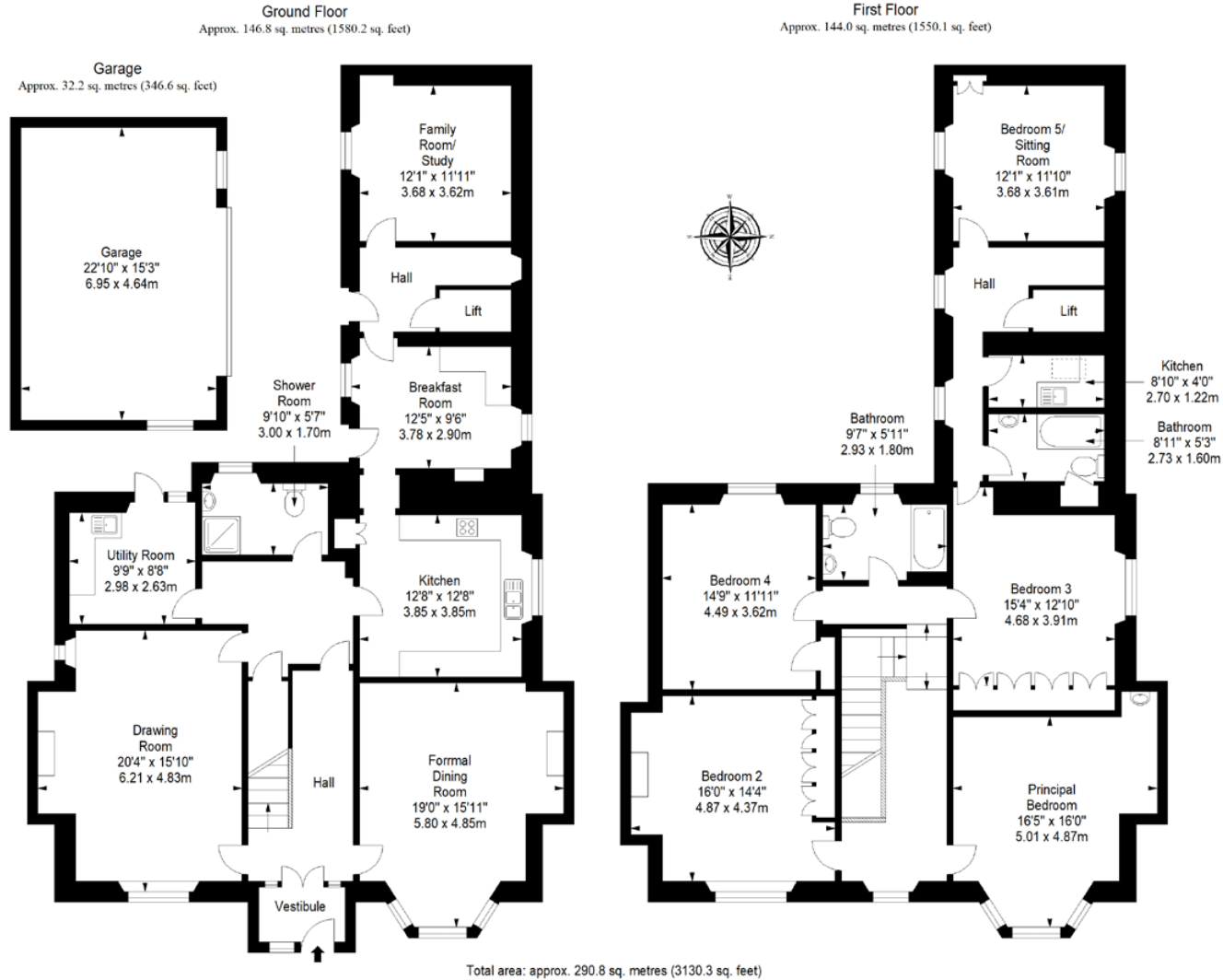
Externally, the property is set within extensive, well-maintained gardens, primarily laid to lawn with mature trees, planting, and established borders creating a high degree of privacy. A greenhouse and additional outbuildings provide useful storage and gardening space. A private driveway offers ample off-street parking and leads to a detached garage.

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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