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SOLICITORS & ESTATE AGENTS



CRINAN LODGE

SPRINGWOOD TERRACE, PEEBLES, SCOTTISH BORDERS EH45 9ET



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WELCOME TO

CRINAN LODGE, SPRINGWOOD TERRACE

Complemented by an enclosed south-facing garden and outstanding private parking, this three-bedroom detached bungalow presents a stylish, generously proportioned home in highly desirable Peebles. Its peaceful residential setting is just a short stroll from the town centre, local schools, and the scenic green space of Victoria Park.



THE HIGHLIGHTS

- Detached family home in highly desirable Peebles
- Stylish and generously proportioned interiors
- Porch and entrance hall with storage
- Dual-aspect living room with log burner and garden/kitchen access
- South-facing integrated breakfast kitchen and dining room with garden access
- Three double bedrooms (two with storage)
- Bright contemporary shower room
- Enclosed south-facing garden enjoying excellent privacy
- Large private driveway and detached single garage
- Gas central heating and full double glazing





TAKE A LOOK AROUND

A bright entrance porch opens into a hall providing useful storage. Immediately on your left is an impressively sized living room bathed in all-day sun thanks to its south-facing aspect and dual-aspect outlook. It is a wonderfully inviting space centred around a homely log burner and extending into the garden and dining kitchen, creating the perfect setting for daily family life and year-round entertaining. The living room is elegantly presented with plush carpeting and softly toned décor enhanced by a bold accent wall and ceiling cornice work.

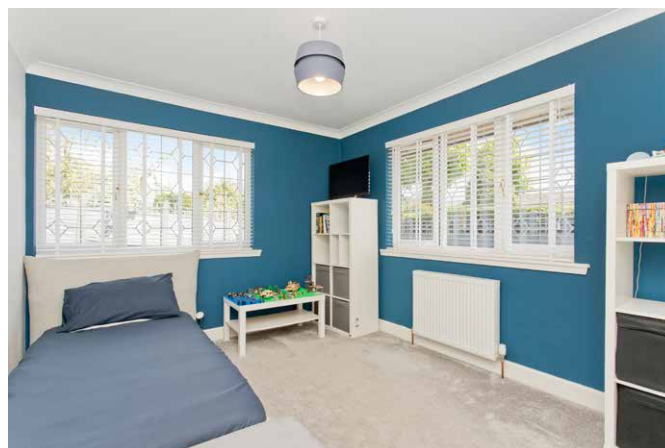
Also south-facing with garden access, the adjoining kitchen provides a seated dining area and breakfasting peninsula. It enjoys classic shaker-inspired styling with a wide range of slate-grey cabinets and generous workspace framed by subway tiling. Fully integrated appliances further enhance the exceptional finish and include a wall oven, gas hob, fridge freezer, washing machine, and dishwasher.

THE BEDROOMS

The three double bedrooms all enjoy soft carpeting and tasteful individual styling. One benefits from a dual-aspect outlook and fitted wardrobe storage, with fitted storage also featured in a second bedroom. Completing the interiors is a light, airy contemporary shower room featuring a walk-in enclosure with stylish herringbone tiling, a countertop basin and WC set into vanity storage, and a chrome towel radiator.

THE DETAILS

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







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THREE DOUBLE BEDROOMS
AND AN ENCLOSED SOUTH-
FACING GARDEN ENJOYING
EXCELLENT PRIVACY





TOUR THE GROUNDS

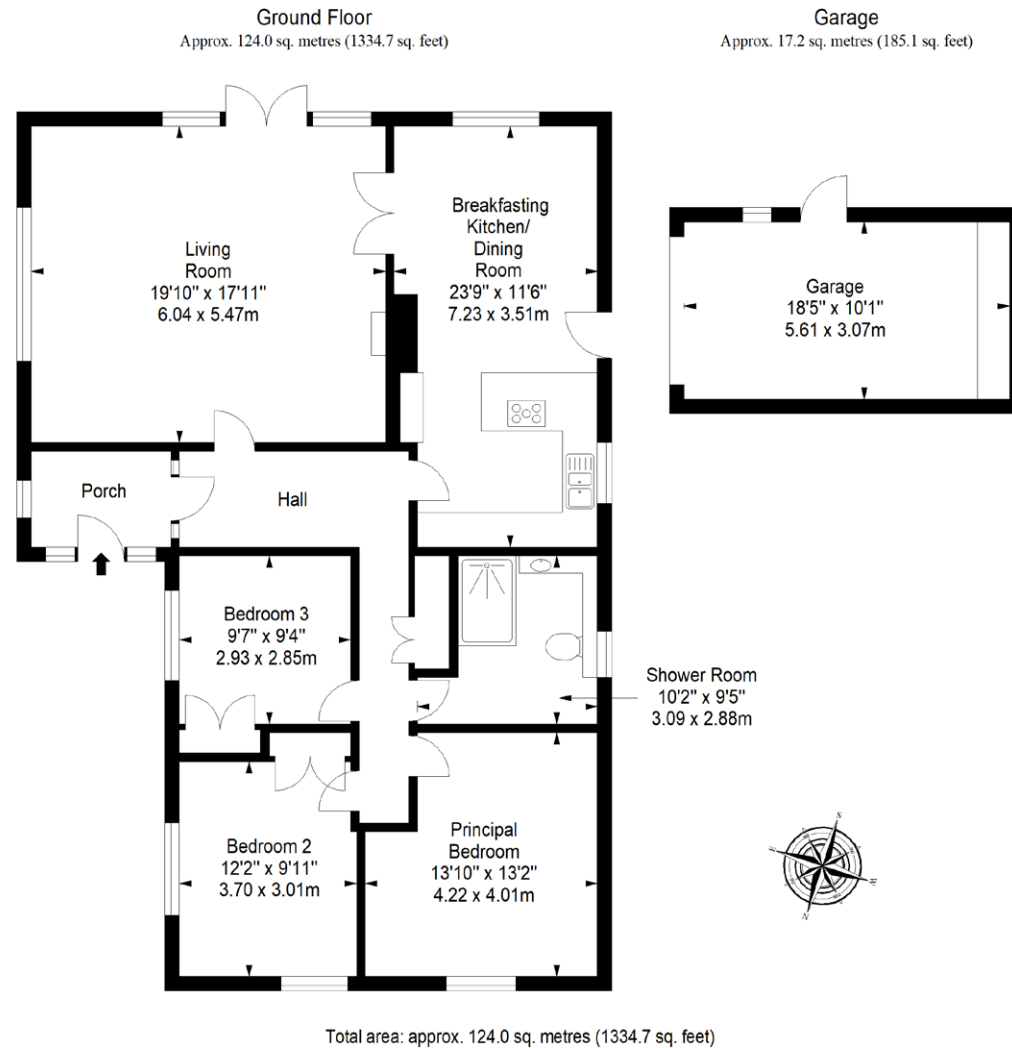
To the south-facing rear of the home is a mature garden enjoying all-day sun and sheltered by leafy trees for a lovely sense of seclusion. Securely enclosed, it incorporates a lawn, seating terrace, and play area. A large tarmac driveway to the front, along with a detached single garage, provides ample private parking for family and guests.

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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