



BLACKWOOD & SMITH LLP
SOLICITORS & ESTATE AGENTS



31 DAMCROFT

PEEBLES, SCOTTISH BORDERS EH45 8ES



1



3



1



C



WELCOME TO

31 DAMCROFT

Located in the heart of Peebles, with a tranquil riverside setting and wonderful views towards Venlaw Hill and surrounding areas, this three-bedroom mid-terraced home enjoys a highly desirable country-town address, complemented by attractive enclosed gardens and unrestricted local parking. Its bright, modern interiors are well suited to family life, combining spacious proportions with excellent storage and well-planned accommodation over two floors.



THE HIGHLIGHTS

- Peaceful town-centre location beside the Eddleston Water
- Wonderful views towards Venlaw Hill and surrounding areas
- Mid-terraced family home with bright modern interiors
- Rear garden-facing living room
- Stylish dining kitchen with integrated appliances
- Three double bedrooms, two with fitted wardrobes
- Principal bedroom enjoys far-reaching forest views
- Bright bathroom with shower-over-bath
- Attractive enclosed gardens to the front and rear
- Convenient unrestricted parking
- Gas central heating and double glazing





TAKE A LOOK AROUND

The exceptionally practical entrance hall features durable wood-style flooring, ample storage, a WC cloakroom, and direct access to the rear garden. The ground-floor accommodation comprises a living room and dining kitchen, both well-proportioned and filled with natural light from twin picture windows. The living room provides flexible space for comfortable seating, enhanced by warm wood-toned flooring and leafy garden views. The kitchen is equally inviting, with a practical tile-effect laminate floor, stylish oak-toned cabinets, generous marble-look worktops, and a central dining area creating a sociable setting for everyday meals and entertaining. Integrated appliances include an oven, induction hob, and dishwasher, with ample space for further freestanding goods.

Upstairs, the landing leads to three double bedrooms, all finished with contemporary wood-look flooring and two with fitted wardrobes. Two bedrooms, including the principal, enjoy far-reaching views across the River Tweed towards the surrounding forest. Completing this floor is a bright, neutrally tiled bathroom with a WC, vanity basin, and bath with an overhead shower. Gas central heating and full double glazing ensure year-round comfort.



THE DETAILS

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



bs

THE PRINCIPAL BEDROOM
ENJOYS FAR-REACHING
FOREST VIEWS







bs
BLACKWOOD & SMITH LLP
SOURCESFORD & ESTATE AGENTS
31 DAMCROFT

TOUR THE GROUNDS

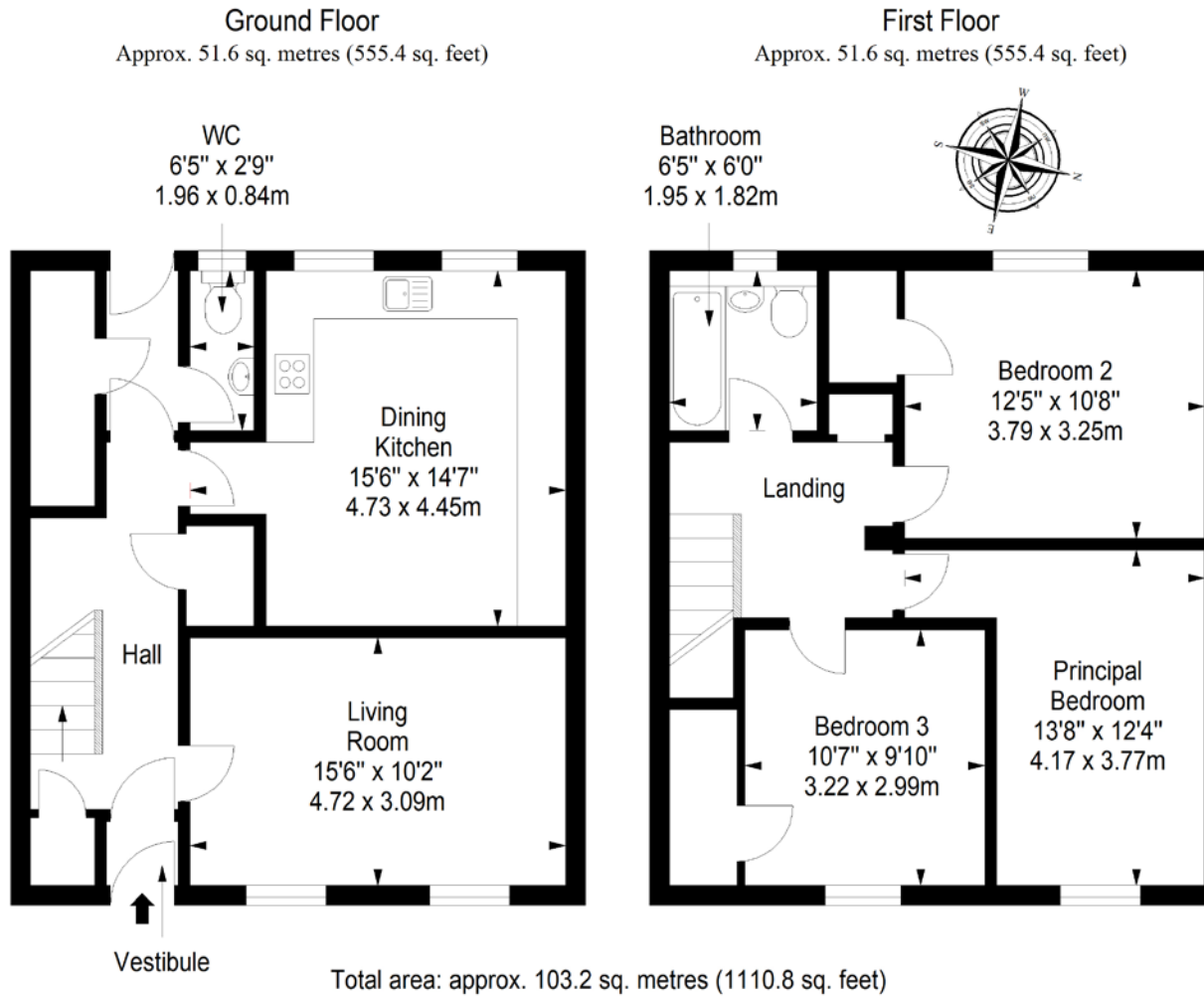
A small gated garden lies to the front, while the enclosed rear garden sits beside the River Tweed. Here, a lawn and paved seating terrace are framed by established greenery and rose beds, creating a peaceful spot for relaxing outdoors. Unrestricted parking is available within the immediate vicinity.

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



Property Office:

15 Eastgate, Peebles EH45 8AD | Tel: 01721 721515 | Email: property@blackwoodsmith.com | www.blackwoodsmith.com

Whilst care has been taken to prepare this brochure the text, photographs and plans contained within are for guidance only and are not to be treated as representations of fact. The terms do not form part of any offer or contract. The measurements are taken at the widest points and are approximate, the floor plan may not be drawn to scale. None of the systems or appliances have been tested and no warranty is given as to their order or condition. Prospective purchasers are advised to make their own investigations prior to making any offer for the property. Blackwood & Smith will not be responsible for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn.



BLACKWOOD & SMITH LLP
SOLICITORS & ESTATE AGENTS