



BLACKWOOD & SMITH LLP
SOLICITORS & ESTATE AGENTS



79/2 KINGSLAND TERRACE

PEEBLES, SCOTTISH BORDERS EH45 8HH



1



2



1



C



WELCOME TO

79/2 KINGSLAND TERRACE

This traditional two-bedroom ground-floor flat in desirable Peebles offers a wonderfully bright and airy home, combining elegant décor and period features with private and shared gardens enjoying a sunny southwest-facing aspect. Unrestricted on-street parking adds convenience. An appealing option for young families and professionals, it lies close to independent shopping, schools, and beautiful countryside, while Edinburgh is around an hour away by car. The sale is not subject to an onward chain.



THE HIGHLIGHTS

- Light-filled ground-floor flat in desirable Peebles
- Elegant period home with no onward chain
- Communal vestibule with secure entry
- Entrance hall with storage
- Southwest-facing living/dining room with storage and kitchen access
- Tasteful classical-style kitchen
- Characterful bay-fronted double bedroom with storage
- One good-sized single bedroom/home office
- Bright modern bathroom with shower-over-bath
- Private front and rear garden areas, plus an enclosed shared rear garden
- Private cellar and unrestricted on-street parking
- Gas central heating and double glazing





TAKE A LOOK AROUND

A secure communal vestibule leads to the flat and an entrance hall with useful storage. Contemporary oak-style flooring flows into the bright southwest-facing living/dining room, which enjoys garden views, delicate period detailing, an attractive display recess, and deep built-in storage. Its direct connection to the kitchen creates an easy layout for everyday living and social gatherings. Also overlooking the rear garden, the kitchen pairs classical wood-toned cabinetry with neutral tiling and worktops, and accommodates a freestanding gas cooker, washing machine, and tall fridge freezer. The leafy outlook lends both spaces a pleasant sense of privacy and calm.

BEDROOMS & BATHROOMS

The two bedrooms include a spacious bay-fronted principal room, rich in period character with a dentil cornice, intricate ceiling rose, ornamental fireplace with a cast-iron inset and colourful tiles, and a display recess with storage. The second bedroom is a good-sized single, well suited to a child, guest, or dedicated home office. Completing the accommodation is a bright modern bathroom, simply styled in white and equipped with a bath and overhead shower, WC, and vanity basin unit.



THE DETAILS

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





bs

PRIVATE FRONT AND REAR GARDEN
AREAS, PLUS AN ENCLOSED SHARED
REAR GARDEN





TOUR THE GROUNDS

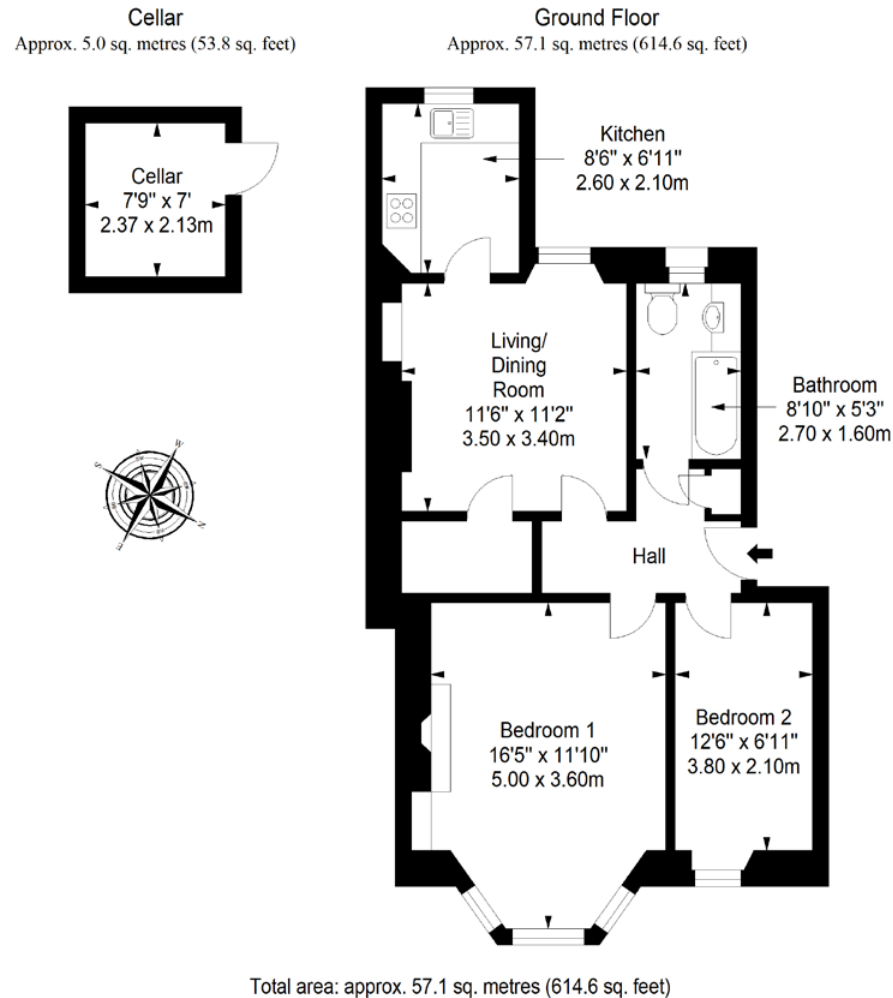
Private garden areas sit to the front and rear, with the rear section enjoying afternoon sun within a larger shared garden. The enclosed grounds feature a neat lawn bordered by colourful planting. A private cellar provides useful additional storage, while unrestricted parking is available on the street.

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