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SOLICITORS & ESTATE AGENTS



48 DALATHO CRESCENT

PEEBLES, SCOTTISH BORDERS EH45 8DU



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WELCOME TO

48 DALATHO CRESCENT

This tastefully presented two-bedroom home enjoys a peaceful setting less than a mile from the heart of desirable Peebles, with unrestricted on-street parking and enclosed private gardens that are easy to maintain. Ideal for professionals, small families, and downsizers, the traditional lower villa offers convenient single-storey living, with bright, modern interiors and excellent storage.



THE HIGHLIGHTS

- Quiet setting in desirable Peebles, less than a mile from the town centre
- Tastefully presented traditional lower villa
- Inviting entrance hall with useful storage
- Elegant west-facing living room with living-flame fire, storage, and kitchen access
- Well-equipped kitchen with integrated appliances, dining area, and garden access
- Two spacious double bedrooms with built-in storage
- Naturally lit shower room with attractive tiling
- Enclosed, low-maintenance gardens with shed and scenic views
- Unrestricted on-street parking
- Gas central heating and double glazing





TAKE A LOOK AROUND

The attractively decorated entrance hall features a stylish two-tone colour scheme and useful storage. It opens into the living room, which connects to the dining kitchen, with wood-look flooring adding a practical, contemporary finish throughout. The elegant west-facing living room is presented in calm neutral tones and centres on a contemporary living-flame fire, flanked by a useful storage cupboard. The adjoining kitchen offers space for dining and direct access to the rear garden, creating a sociable arrangement for year-round entertaining. It features modern wood-look cabinetry, downlit worktops, neutral mosaic tiling, and sage-green décor. Integrated appliances include a fridge-freezer, washing machine, oven, and induction hob with a feature chimney-style extractor hood.

BEDROOMS AND SHOWER ROOM

Both generous double bedrooms are accessed from the entrance hall and benefit from built-in storage and subtly toned décor. The principal bedroom overlooks the rear garden and is softly carpeted, while the second bedroom features modern wood-look flooring and a bright dual aspect. Completing the accommodation is a naturally lit shower room with attractive tiling, also reached from the hall.



THE DETAILS

The sale includes all fitted floor coverings, window coverings, light fittings, and appliances.

The sale of this property is not subject to an onward chain.





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BRIGHT, MODERN
INTERIORS AND
EXCELLENT STORAGE.





TOUR THE GROUNDS

The enclosed front and rear gardens are paved and gravelled for easy upkeep, with pleasant views towards the town's surrounding hills and countryside. Offering plenty of space for outdoor seating and colourful potted plants, the larger rear also has a shed for additional storage and, with direct access from the kitchen, provides an inviting setting for summer dining and barbecues. Unrestricted on-street parking adds further convenience.

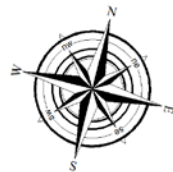
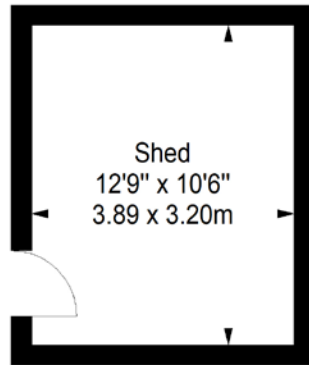
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PEEBLES, SCOTTISH BORDERS

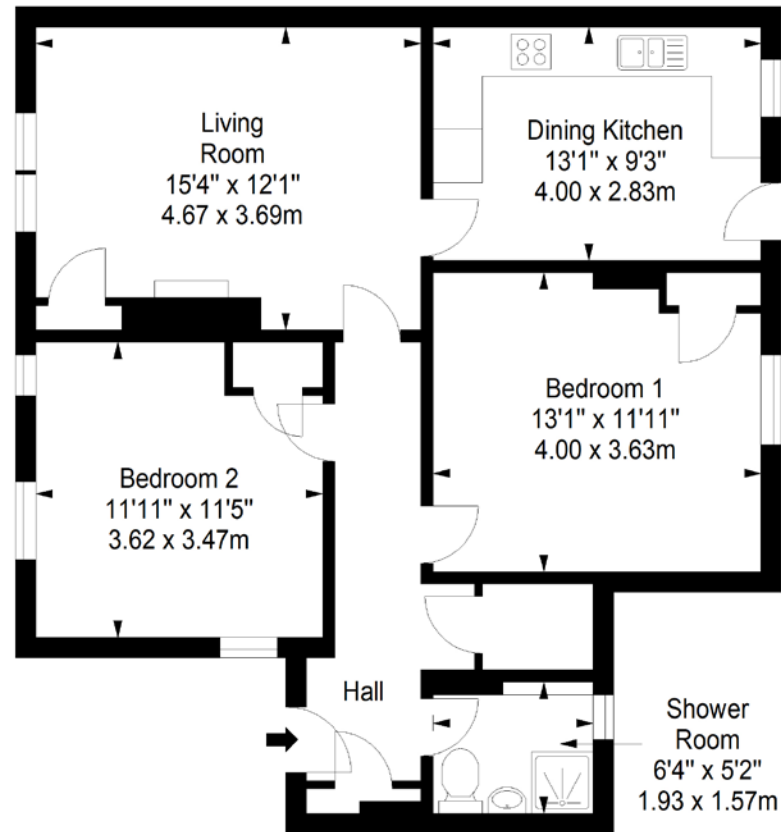
Nestled in the Tweed Valley, within the Scottish Borders, the charming Royal Burgh of Peebles is a historic and picturesque town. The town has been recognised as the 'Top Independent Retailing Town in Scotland' with a wealth of independent shops, but also benefits from a handful of high-street supermarkets, 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

Shed
Approx. 12.4 sq. metres (133.5 sq. feet)



Ground Floor
Approx. 71.8 sq. metres (772.9 sq. feet)



Total area: approx. 71.8 sq. metres (772.9 sq. feet)

Property Office:

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