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SOLICITORS & ESTATE AGENTS



11 VIOLET BANK

PEEBLES, SCOTTISH BORDERS EH45 8HA



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WELCOME TO

11 VIOLET BANK,

With open parkland to the front and rear, this three-bedroom semi-detached house has an idyllic location in Peebles. The home offers bright and airy accommodation, and it is well-presented throughout in light, cheerful tones. It features a spacious living area, a well-appointed breakfasting kitchen, and a three-piece shower room. Furthermore, it has easy-to-maintain gardens, including a suntrap rear garden.



THE HIGHLIGHTS

- A well-presented semi-detached house
- Idyllic location in Peebles with open parkland
- Enclosed gardens to the front and suntrap rear
- Bright entrance hall with understairs storage
- Inviting living room with a focal-point fireplace
- Breakfasting kitchen that is well appointed
- Rear porch with access to the garden and a WC
- Three bedrooms with generous built-in wardrobes
- Modern shower room with three-piece suite
- Air source heat pump and double-glazed windows





TAKE A LOOK AROUND

Upon entering the home, you are warmly greeted by a bright entrance hall with understairs storage. The living room is on the left, nestled behind a glazed door. Here, neutral décor and soft carpeting creating a comfortable environment whilst uplifting the airy ambience. It has a large picture window for natural light and a focal-point fireplace for organising sofas around. The adjacent breakfasting kitchen has a generous line of wood-toned cabinets at base and wall level, alongside sweeping worktops in stone effect – all neatly arranged in an L-shape to leave ample space for a breakfast table. It comes with additional built-in storage, as well as an integrated double oven and electric hob, and room for further freestanding appliances. A rear porch provides a handy WC and garden access.

HEAD ON UP

On the first floor, the three bedrooms all enjoy light decoration and built-in wardrobes which provide generous clothes storage. The principal and second bedrooms are both doubles, whilst the third bedroom is a single that has the versatility to be used as an office (if preferred). A modern three-piece shower room finishes the interiors. The property has an air source heat pump and double-glazed windows.

THE DETAILS

All fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale. The sale of this property is not subject to an onward chain.

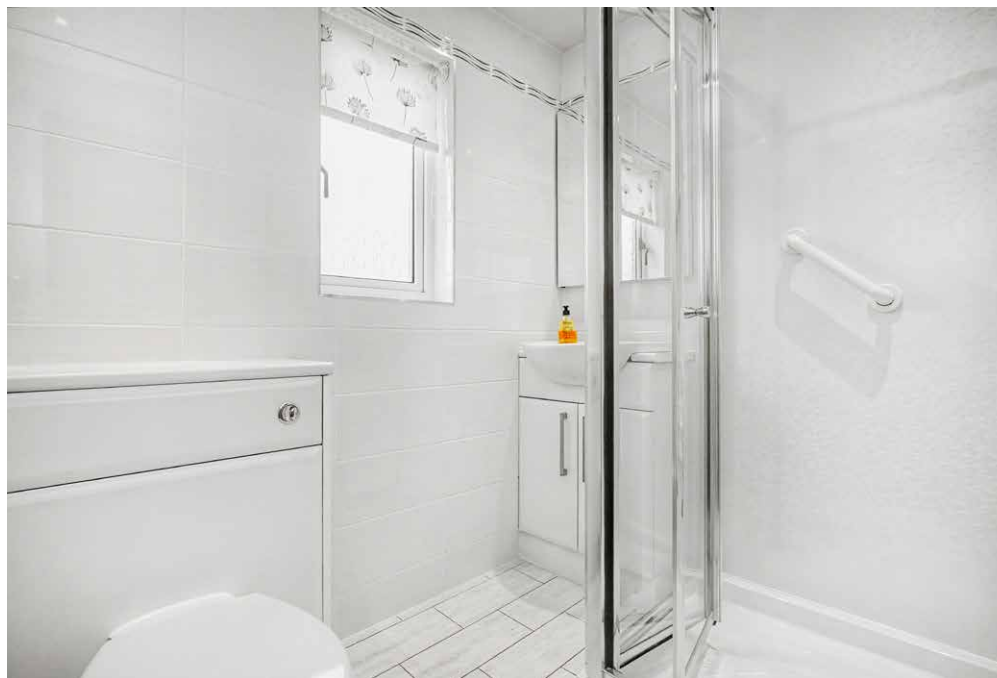






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THREE BEDROOMS WITH GENEROUS
BUILT-IN WARDROBES AND A
MODERN SHOWER ROOM WITH
THREE-PIECE SUITE





TOUR THE GROUNDS

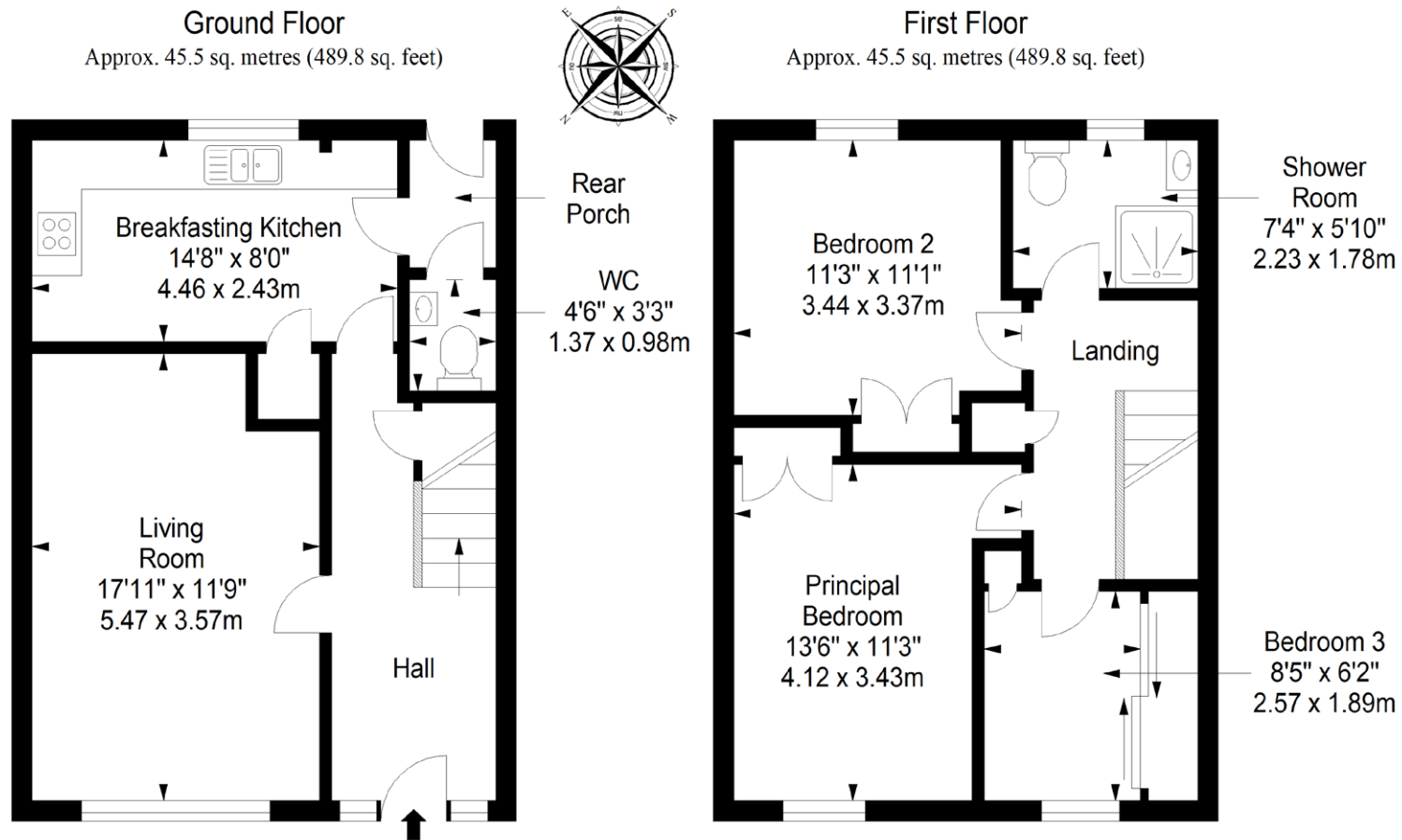
Outside, the home is flanked by enclosed gardens to the front and southeast-facing rear, both of which have low-maintenance designs that are ideal for relaxing and dining in the sun. There are unrestricted on-street parking bays for residents and visitors alike as well.

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 as well as 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 events throughout the year. There are also several 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 Scottish 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



Total area: approx. 91.0 sq. metres (979.6 sq. feet)

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