BLACKWOOD & SMITH LLP
SOLICITORS & ESTATE AGENTS



25 IVANHOE ROAD

PEEBLES, SCOTTISH BORDERS EH45 9BB

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WELCOME TO

25 IVANHOE ROAD

An ideal family home with excellent storage and two connected reception rooms, this three-bedroom mid-terraced house enjoys a peaceful setting in sought-after Peebles, set back from the road and looking onto a leafy green. The property lies less than a mile from the town centre, with a primary school, riverside walks, and a park all on the doorstep. There is scope to modernise the interiors over time, while the low-maintenance gardens and nearby unrestricted on-street parking add to the home's everyday convenience.

THE HIGHLIGHTS

- Peaceful, leafy setting in sought-after Peebles
- Mid-terraced family home with scope for modernisation
- Naturally lit hall with built-in storage
- Two connected reception rooms with neutral décor
- Bright kitchen semi-open to the dining room, with direct garden access
- Three double bedrooms with built-in storage
- Bright, tiled shower room
- Low-maintenance gardens, with a west-facing, enclosed rear garden
- Unrestricted on-street parking
- Gas central heating and double glazing









TAKE A LOOK AROUND

A naturally lit hall with built-in storage leads into the living room, where a wide picture window frames the outlook over the green. White walls and wood-effect flooring provide an understated backdrop, with a stone-effect fireplace and display area adding character. Glazed double doors connect the living room to the dining room, where the same flooring and neutral décor continue. The dining room is semi-open to the kitchen, making for a sociable layout for family meals and entertaining.

The bright kitchen features wood-style cabinetry, generous worktop space, under-cabinet lighting, and a tiled splashback. A freestanding electric cooker is included, with space for additional appliances and a door opening directly onto the rear garden.

Upstairs, the landing leads to three double bedrooms, each with built-in storage and the principal bedroom overlooking the rear garden. A bright, tiled shower room with a corner enclosure serves all three bedrooms. Gas central heating and double glazing complete the home.

THE DETAILS

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





THREE DOUBLE BEDROOMS WITH BUILT-IN STORAGE & A BRIGHT, TILED SHOWER ROOM







TOUR THE GROUNDS

Both gardens are laid to gravel for easy upkeep, with established shrubs framing the paved approach to the front door. The west-facing rear garden is enclosed by timber fencing and offers space for outdoor seating and pots. Ample unrestricted on-street parking can be found in the immediate vicinity.

TELL US ABOUT

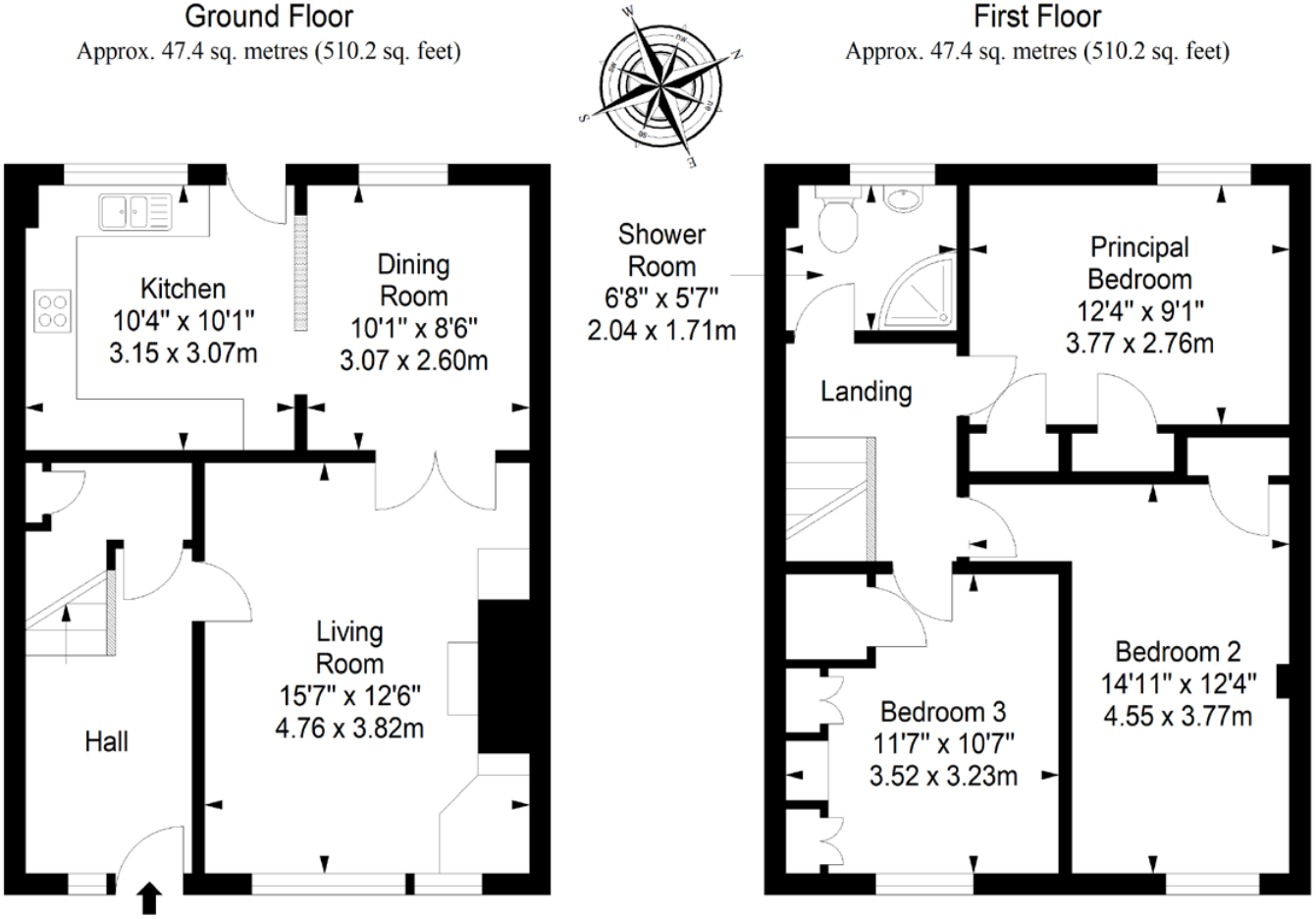
PEEBLES

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

Ground Floor
Approx. 47.4 sq. metres (510.2 sq. feet)

First Floor
Approx. 47.4 sq. metres (510.2 sq. feet)



Total area: approx. 94.8 sq. metres (1020.4 sq. feet)

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