



BLACKWOOD & SMITH LLP
SOLICITORS & ESTATE AGENTS



12 VIOLET BANK

PEEBLES, SCOTTISH BORDERS EH45 8HA



1



3



1



B



WELCOME TO

12 VIOLET BANK, PEEBLES

Set away from the road beside lots of green spaces, this three-bedroom semi-detached house has a picturesque location in sought-after Peebles. The beautiful home further boasts fashionable interior design and high-quality finishings throughout. It offers spacious accommodation as well, including a large reception room with a log burner, a stylish breakfasting kitchen (installed around 2023), an adjacent garden room, and a contemporary WC and shower room (fitted around May 2022). It even has superb storage, including an attic store. Private gardens with updated fencing and a summerhouse with electricity complete the package.



THE HIGHLIGHTS

- A beautiful semi-detached house in Peebles
- Enclosed front and south-facing rear gardens
- Charming summerhouse and a shed for storage
- Bright entrance hall with two built-in cupboards
- Large living/dining room with a log-burning stove
- Breakfasting kitchen with ultra-modern design
- Triple-aspect garden room with a nearby WC
- Two double bedrooms with built-in wardrobes
- One versatile single bedroom with built-in storage
- Contemporary shower room with three-piece suite
- Recently installed solar panels, storage battery and air source heat pump





TAKE A LOOK AROUND

A bright entrance hall sets the scene, offering a wonderful first impression and two built-in cupboards. On the left is the living/dining room. Here, light olive tones and a laminate oak effect floor create an alluring space, while an oversized picture window ensures a cascade of natural light and a leafy backdrop to complement the decoration. Extending over 200 square feet, the large room readily accommodates a wide choice of furnishings. It also comes with a log-burning stove for added cosiness. Next door is an ultra-modern breakfasting kitchen, fitted with sleek, handle-less cabinetry and wooden worktops to mirror the oak-style floor. Chic splashbacks add to the suave design, along with a breakfast bar return and seamlessly integrated appliances (ceramic hob, oven, fridge and washing machine). Just off the kitchen is a convenient WC and a triple-aspect garden room that can be used to suit the new owners' needs.

HEAD ON UP

Upstairs leads to two double bedrooms with built-in wardrobes and a versatile single bedroom with built-in storage. All three enjoy a quality finish too, benefitting from light décor and plush carpeting. A contemporary shower room (with on-trend styling) provides a quadrant shower cubicle and a WC suite with generous storage and counter space. Heating is provided by an air source heat pump and double glazing, with recently installed solar panels and a storage battery ensuring year-round comfort, efficiency, and an excellent energy rating.







bs

A CHARMING
SUMMERHOUSE AND A
SHED FOR STORAGE





TOUR THE GROUNDS

The home is flanked by enclosed gardens to the front and south-facing rear, both promising ease of maintenance. The paved rear garden is perfect for summer barbecues too, as it captures lots of sun and comes with a charming

TELL US ABOUT

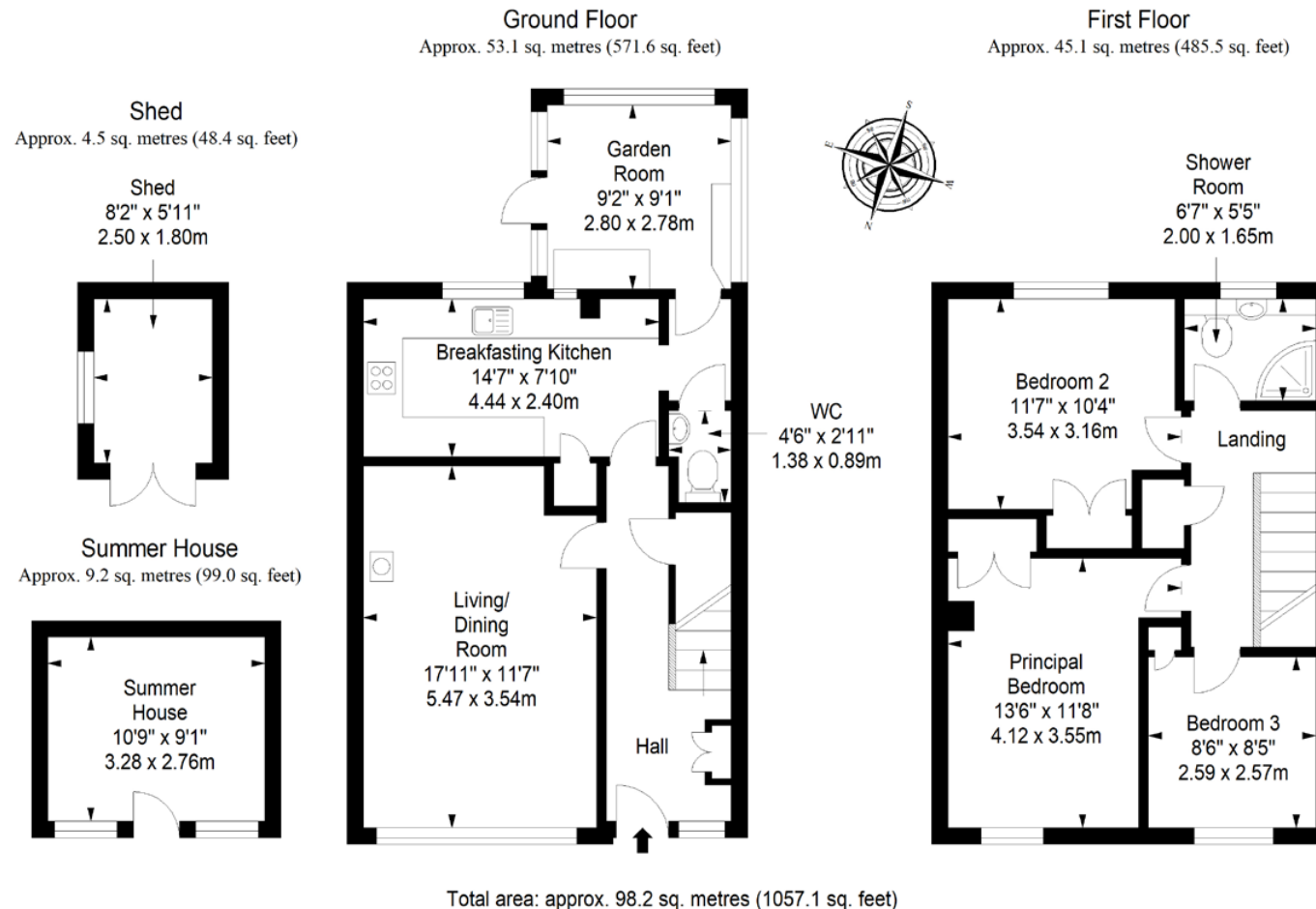
PEEBLES

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

THE DETAILS

Fitted floor coverings and integrated kitchen appliances, including the fridge, washing machine and cooker, are included in the sale. Light fittings, soft furnishings, window coverings, a freezer, and the standalone tumble dryer are available via separate negotiation.



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