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SOLICITORS & ESTATE AGENTS



13A NORTHGATE

PEEBLES, SCOTTISH BORDERS EH45 8RX



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WELCOME TO

13A NORTHGATE

This stone-built end-terrace house is a charming one-bedroom residence which is peacefully located away from the road in the Peebles conservation area. It offers bright and airy interiors, with a neutral palette throughout allowing new buyers to readily add their own stamp. Original details bring further character to the home as well. It features a sociable open-plan reception area and neatly zoned kitchen, a quality three-piece bathroom, and excellent bedroom storage. A private garden completes the property.

THE HIGHLIGHTS

- A charming stone-built end-terrace house
- Located in the Peebles conservation area
- Welcoming entrance hall
- Open-plan kitchen/living/dining room
- Fitted kitchen with integrated oven and hob
- Double bedroom with a built-in wardrobe
- Bathroom with rolltop bath and shower above
- Enclosed garden with low-maintenance design
- Unrestricted on-street parking
- Gas central heating and double glazing







TAKE A LOOK AROUND

Entering the home, a hall welcomes you in, with the stairs ahead leading directly up into the open-plan kitchen, living and dining room. Here, neutral decoration is textured by a solid oak floor and an exposed stone feature wall which frames a Morso gas stove. It is an attractive aesthetic that is enhanced by a generous array of dual-aspect windows to the north and south, flooding the room in warm sunshine throughout the entire day. Meanwhile, the kitchen is neatly arranged in a single line, sporting white cabinetry topped with wooden worktops and a deep Belfast sink. It comes with an integrated oven and gas hob, as well as an extractor hood. An undercounter fridge is also included, while a neighbouring utility cupboard houses the washing machine.

BEDROOM & BATHROOM

The double bedroom is on the ground floor, with spacious dimensions and a south-facing window with external shutters that can be opened and closed from inside the house. White décor and a complimentary accent wall further elevate the space, along with the oak floor and traditional feature fireplace. A built-in wardrobe and additional storage provide excellent practicality. Conveniently next door to the bedroom, the bright bathroom features mint-green décor and sandy-toned tiles alongside a three-piece suite. It is comprised of a toilet, a pedestal washbasin, and a double-ended (freestanding) rolltop bath with a shower above. Gas central heating and double glazing ensure year-round comfort and efficiency.



THE DETAILS

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





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DOUBLE BEDROOM WITH A
BUILT-IN WARDROBE &
BATHROOM WITH ROLLTOP BATH
AND SHOWER ABOVE





TOUR THE GROUNDS

Externally, the property has an enclosed rear garden which has a low-maintenance design, providing a space to relax in the sun. There is also a garden outhouse made for storing bikes. Unrestricted on-street parking is also in the vicinity.

TELL US ABOUT

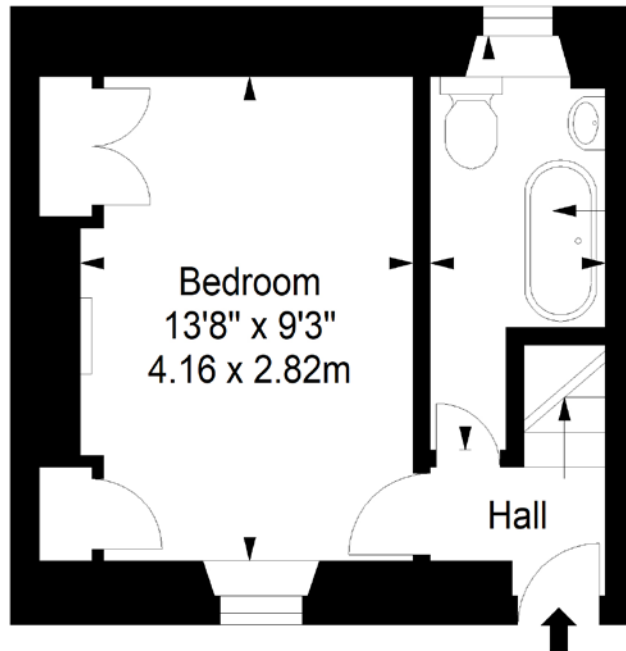
PEEBLES, SCOTTISH BORDERS

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 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

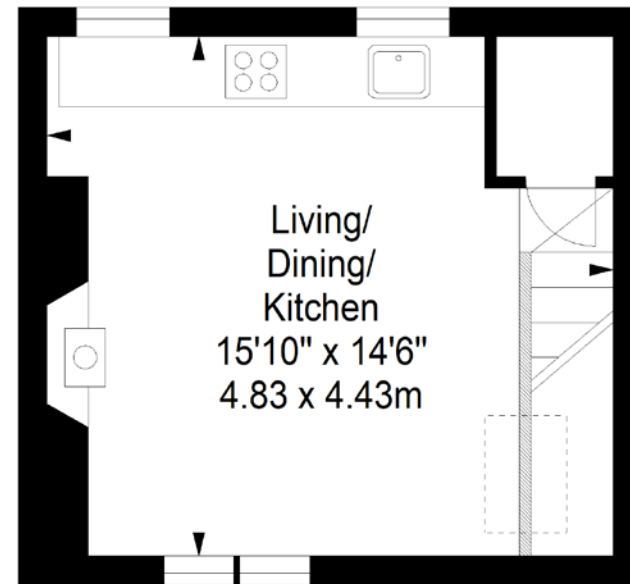
Ground Floor

Approx. 20.4 sq. metres (219.6 sq. feet)



First Floor

Approx. 21.2 sq. metres (228.2 sq. feet)



Total area: approx. 41.6 sq. metres (447.8 sq. feet)

Property Office:

15 Eastgate, Peebles EH45 8AD | Tel: 01721 721515 | Email: property@blackwoodsmith.com | www.blackwoodsmith.com

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