



4 Tweed Green, Peebles, EH45 8AP

 2  1  1 EPC C



Welcome

Welcome to Tweed Green, this exceptional two-bedroom main door flat situated within the highly sought-after Tweed Green area of Peebles, boasting scenic river views. The property offers a beautifully presented accommodation finished to an impressive standard throughout. Thoughtfully upgraded by the current owners, the property combines contemporary styling with comfortable living space and benefits from a private rear patio area ideal for outdoor dining and entertaining. The property is ideally located within easy reach of Peebles town centre, local amenities, riverside walks, and transport links, making it an excellent opportunity for a range of purchasers including first-time buyers, downsizers, or those seeking a high-quality investment property. An early viewing is recommended.

- Welcoming hallway
- Front facing living room
- Fully fitted, modern kitchen
- Two double bedrooms
- Stylish shower room
- Gas central heating
- Double glazing
- Private rear patio area
- Unrestricted on street parking
- Currently run as an Airbnb







Peebles

Situated in the heart of the Scottish Borders, Peebles is a highly desirable market town renowned for its picturesque surroundings, vibrant community, and excellent local amenities. Nestled alongside the River Tweed, the town offers an attractive blend of independent shops, cafés, restaurants, and leisure facilities, together with excellent schooling and everyday services. Peebles is particularly popular with those seeking an active lifestyle, with superb opportunities for walking, cycling, fishing, and golfing all within easy reach, including the renowned Glentress Forest mountain biking trails. Despite its tranquil setting, the town enjoys excellent transport links, with Edinburgh easily accessible for commuting, making it an ideal location for families, professionals, and retirees alike.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances and remaining white goods. No warranty applies to the living flame gas fire, any integrated appliances, free-standing white goods, or any other movable items included in the sale.





Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

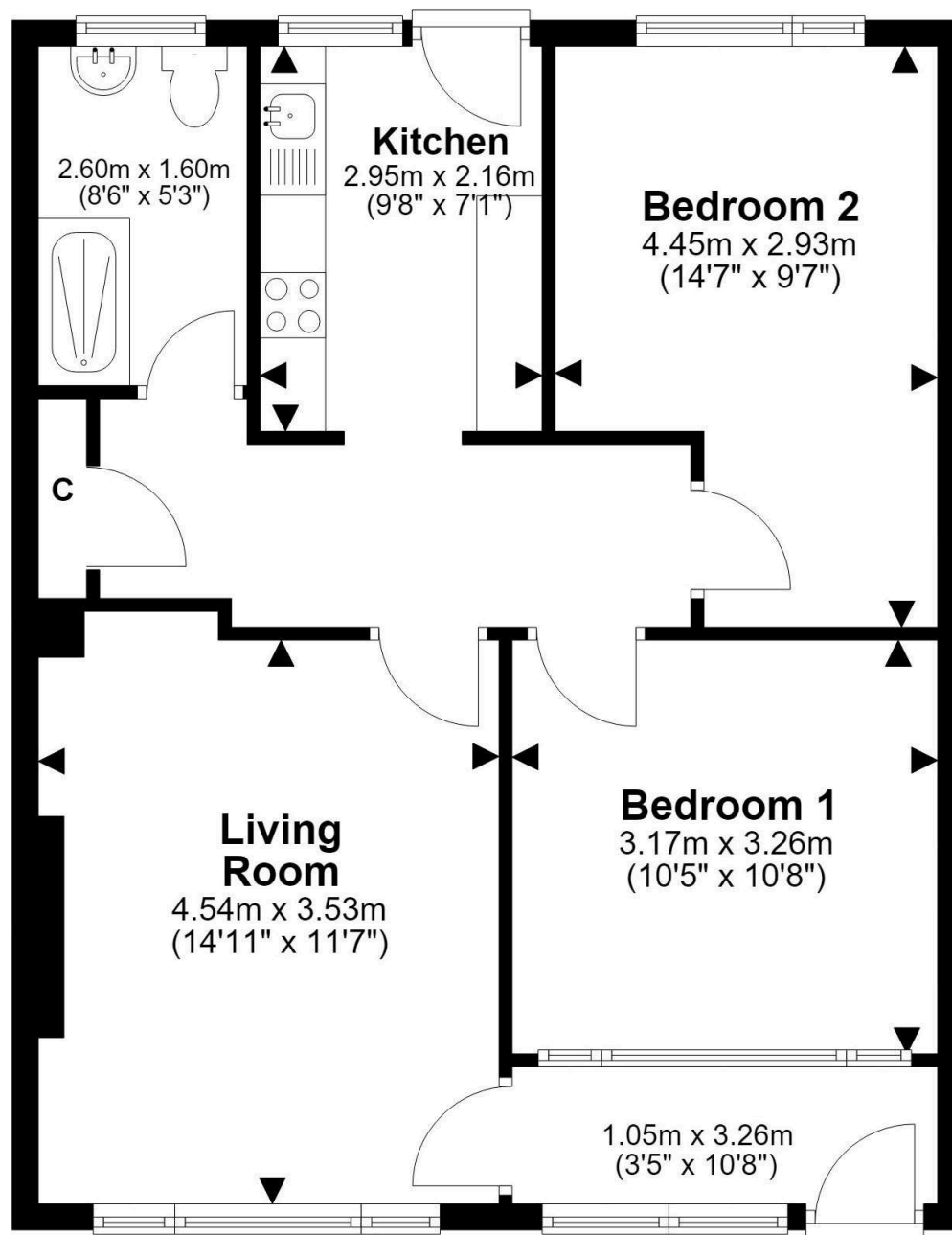
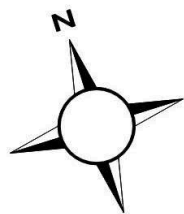
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.