



BLACKWOOD & SMITH LLP
SOLICITORS & ESTATE AGENTS



KINCRAIG

GREENSIDE, PEEBLES, SCOTTISH BORDERS EH45 8JA



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WELCOME TO

KINCRAIG

Desirably located in Peebles' town centre conservation area, this attractive three-bedroom detached bungalow presents a rarely available home on a quiet private lane within easy walking distance of all amenities. The bright and spacious accommodation is beautifully presented, offering tasteful neutral interiors, alongside enclosed gardens with a sunny south-facing frontage, private garage parking, and lovely leafy views.

THE HIGHLIGHTS

- Exceptionally private town centre setting
- Bright and spacious detached bungalow
- Tasteful neutral interiors with leafy outlooks
- Entrance hall with storage and attic access
- South-facing living room with living-flame fire
- Shaker-style dining kitchen with garden access
- Two spacious double bedrooms with storage
- Versatile single bedroom/home office with storage
- Contemporary shower room with vanity storage
- Enclosed gardens with a sunny front aspect and rear courtyard
- Detached single garage
- Gas central heating and double glazing







TAKE A LOOK AROUND

The entrance hall offers useful storage and access to the accommodation beyond. To the left lies a generous south-facing living room benefiting from dual-aspect windows, a comfortable square footprint, and a living-flame fire with an elegant mantel surround, creating a warm focal point for everyday relaxation. Conveniently connected to the living room is a spacious dining kitchen, ideal for modern family life and entertaining alike, with direct garden access further enhancing the sociable layout. Filled with natural light, the contemporary space is finished in a timeless shaker style with sage-green cabinetry, wood-toned worktops, and integrated appliances including a double wall oven, electric hob, fridge freezer, dishwasher, and washing machine.

BEDROOMS & BATHROOM

The home's three well-proportioned bedrooms all enjoy cosy carpeting and built-in storage. They include two spacious doubles, with the rear-facing principal enhanced by decorative feature wallpaper and a peaceful garden outlook, alongside a versatile single room, ideal as a child's bedroom or dedicated home office. Completing the accommodation is a bright contemporary shower room featuring a corner enclosure, vanity storage, and a WC.



THE DETAILS

Extras: The sale includes all fitted flooring, window coverings (exc. living room), light fittings, and integrated appliances.





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TWO SPACIOUS DOUBLE
BEDROOMS WITH STORAGE





TOUR THE GROUNDS

Kincraig sits attractively within enclosed gardens landscaped for easy maintenance, with a sunny south-facing frontage and a secluded walled courtyard to the rear – a delightful setting for alfresco drinks and dining. A detached single garage provides convenient off-street parking.

TELL US ABOUT

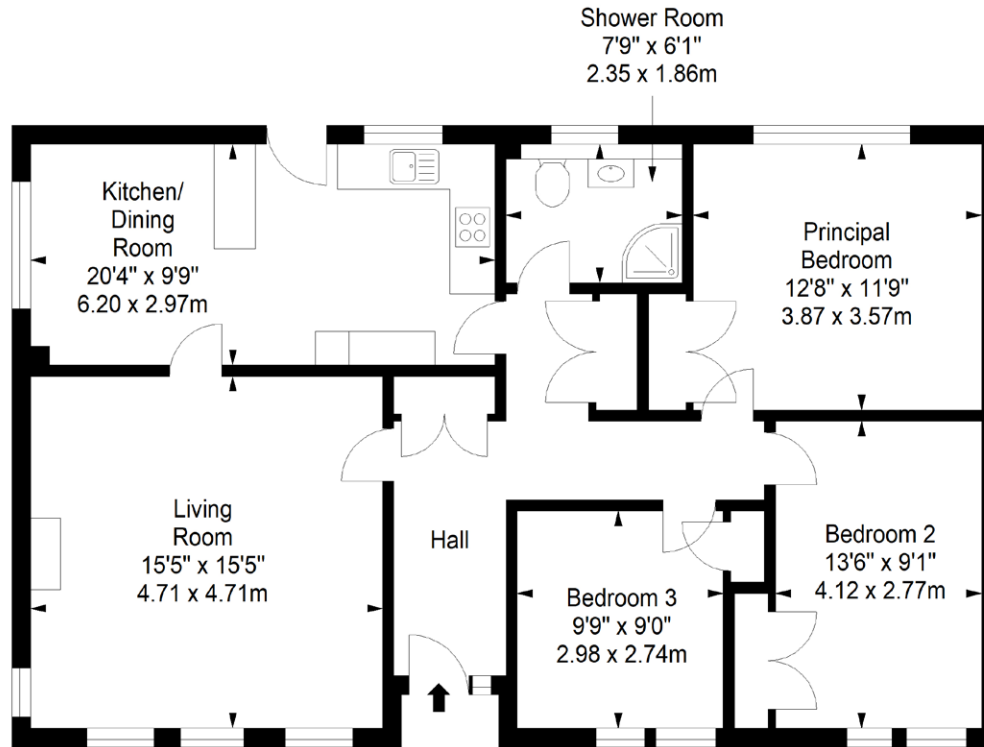
PEEBLES, SCOTTISH BORDERS

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, 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

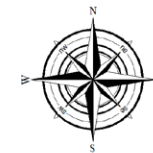
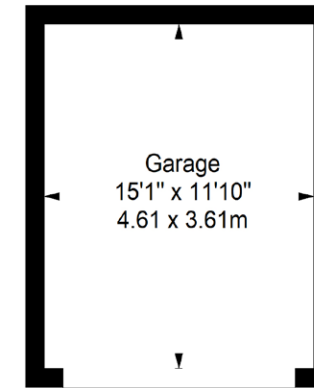
Ground Floor

Approx. 97.8 sq. metres (1052.7 sq. feet)



Garage

Approx. 16.6 sq. metres (178.7 sq. feet)



Total area: approx. 97.8 sq. metres (1052.7 sq. feet)

Property Office:

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