PRIORSFORD HOUSE
TWEED AVENUE
PEEBLES
SCOTTISH BORDERS
EH45 8AS
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Nestled in the Tweed Valley within the Scottish Borders
A DETACHED, C-LISTED VICTORIAN HOUSE

This four-bedroom, two-bathroom detached Victorian house has been extensively renovated and extended by the current owners in 2018, resulting in a stunning family home with tastefully presented, modern interiors paired with beautiful original features. The home enjoys a picturesque position in Peebles next to the River Tweed and within easy reach of the town’s amenities, transport links, and surrounding countryside.

GENERAL FEATURES
- Detached, C-listed Victorian house in Peebles
- Extended and extensively renovated by the current owners
- Beautifully presented interiors and period features
- Tranquil riverside setting
- EPC Rating - D

ACCOMMODATION FEATURES
- Practical entrance porch and reception hall
- Impressive living room with coffered ceiling and bay window
- Elegant, bay-windowed family room
- Fabulous breakfasting kitchen/dining room
- Large, cleverly designed utility room
- Four well-proportioned bedrooms
- Family bathroom with shower-over-bath
- Separate shower room
- Gas central heating system
- Combination of UPVC DG, aluminium DG, and traditional sash-and-case windows

EXTERNAL FEATURES
- Generous, beautifully maintained gardens
- Detached single garage and multi-car driveway
AN INVITING INTRODUCTION TO PRIORSFORD HOUSE

A practical entrance porch (with beautiful floor tiles) welcomes you into the home, offering space for coat and shoe storage and leading through to a reception hall. Both entrance areas set the tone for the interiors to follow, with the hall enjoying neutral décor and a fitted carpet.
ELEGANTLY DESIGNED ROOMS FOR FAMILY LIFE

EXQUISITE PERIOD FEATURES & TRANQUIL GARDEN VIEWS

The living room and family room are exceptionally impressive, bay-fronted rooms, offering generous floorspaces for configurations of furniture, and filled with stunning period features. The living room is enviably south-facing, with its bay window framing lovely leafy garden views and featuring working shutters. It also has a striking fireplace and a showstopping coffered ceiling, and is directly connected to the neighbouring kitchen. The dual-aspect, light-filled family room also enjoys tranquil garden views and is presented with soft grey décor, exquisite cornicing, and a beautiful fireplace. The bay window (also with working shutters) is currently being utilised as a home office area, ideal for those requiring a quiet space to work or study from home.
FEATURING A SHOWSTOPPING COFFERED CEILING

THE LIVING ROOM
Perfectly designed for family life and entertaining alike, and sympathetically styled to blend with the traditional main house, the breakfasting kitchen and dining room is sure to be the sociable heart of this wonderful home. A wealth of floor-to-ceiling glazing captures natural light throughout the day and frames views of the surrounding gardens, whilst timeless, high-quality cabinetry is accompanied by quartz worktops and windowsills, a ceramic sink, and a Range-style cooker with an induction hob, an integrated dishwasher, and space for a freestanding fridge/freezer. A central island offers a breakfast bar with seating for three, catering for morning coffee, busy weekday breakfasts, and socialising while cooking, whilst the large adjoining space offers plenty of room for a dining table and chairs, and a lounge setup if desired. A short flight of stairs leads from here, down into a large utility room (with external access), ideally proportioned and designed for family life with space for laundry appliances, a useful shower area for washing muddy paws after walks, a clothes pulley, and excellent storage space.
THE DINING KITCHEN

A DREAM SPACE FOR ENTERTAINERS AND HOME COOKS
The house offers four bedrooms – three on the first floor and one on a split-level. All four bedrooms boast their own unique, contemporary styling and fitted carpets for optimum comfort underfoot. The principal bedroom features an alcove that lends itself perfectly to a dressing area, with a fitted shelf, whilst the second largest room has a characterful fireplace surround and an open storage alcove.
The third bedroom has under-window shelved storage, whilst the final sleeping area is sure to be hit with children as it boasts a fantastic wall-set raised bed, perfectly designed to make the best use of the space on offer, whilst also enjoying fitted storage and shelving. A versatile room can also be found on the first floor, which is currently being used as a children’s play room.
The elegantly styled family bathroom comprises a bathtub with an overhead shower and eye-catching tiling, a basin atop a storage unit, and a WC. The separate shower room is equally tastefully styled with sophisticated tiling and décor, and comes complete with a large shower enclosure, and a traditionally styled WC-suite. Gas central heating (powered by a Worcester boiler) ensures year-round comfort and efficiency, whilst the windows are a combination of UPVC and aluminium double glazing, and traditional sash-and-case. The house also has a large basement with excellent storage space.
Externally, the house is perfectly complemented by generous garden grounds, featuring large, well-maintained lawns, a wealth of leafy trees and mature shrubbery, patios for outdoor seating and summer barbecuing, a summerhouse, and a shed. Outstanding private parking for multiple vehicles is provided by a detached single garage and a large driveway.

Extras: all fitted floor coverings, window coverings, integrated kitchen appliances, cooker, utility room storage, and fitted living room TV unit/bookshelf will be included in the sale. Some of the light fittings may be available by separate negotiation.
APPROXIMATE TOTAL AREA:
289.3 sq. metres (3114.1 sq. feet)

GROUND FLOOR
FIRST FLOOR
FIRST FLOOR MID LANDING
BASEMENT
EXTERNAL

The floor plan is for illustrative purposes.
All sizes are approximate.
Eased 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 TweedLove Bike 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.
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.