



Glenisle, Bonnington Road
Peebles, Scottish Borders EH45 9HF



Blackwood & Smith LLP
SOLICITORS AND ESTATE AGENTS



This generous detached house in Peebles offers spacious and flexible accommodation, including three bedrooms, two reception rooms, a kitchen with an adjoining breakfast room, and two bathrooms, plus spacious and well-maintained gardens, an attached single garage, and private driveway. The home benefits from some modern touches and characterful features, whilst also offering a blank canvas for its new owners to put their own stamp on.

The front door is approached via the driveway and opens into a hallway with excellent built-in storage. Along the hall to the left, you reach a living room, where an east-facing box window captures wonderful natural light throughout the day, with patio doors opening to extend the space outside. A generous floorspace allows for various configurations of lounge furniture, with a characterful fireplace creating a focal point in the room. The living room is connected to a dining room, offering an ideal setting for sit-down family meals and entertaining, with convenient direct access to the kitchen. The kitchen is appointed with classically styled wall and base cabinets, spacious worktops, and integrated appliances comprising an oven, hob, and extractor hood, and it is adjoined by a breakfast room with additional cabinetry and space for a small table and chairs.



Features

- Generous detached house in Peebles
- Wonderfully spacious and flexible accommodation
- Entrance hallway with built-in storage
- Living room with box window and garden access
- Formal dining room
- Kitchen with adjoining breakfast room
- Two large double bedrooms with built-in wardrobes
- One good-sized single bedroom with a built-in wardrobe
- Bathroom and separate shower room
- Vast rear garden with mature trees
- Attached single garage and multi-car driveway
- Gas central heating and double glazing
- EPC Rating - D





Kitchen with adjoining breakfast room, living room with box window and garden access and a formal dining room







The bedrooms consist of two generous doubles with built-in wardrobes, both providing ample floorspace for freestanding furniture, as well as a good-sized single, also accompanied by a built-in wardrobe and offering potential to be utilised as a home office, ideal for those who work or study from home. The home is completed by a bathroom with a three-piece suite, and a separate, modern shower room with a shower enclosure, a pedestal basin, and a WC. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the home is complemented by a generous rear garden, predominantly laid to lawn and featuring lovely leafy shrubbery, planting areas, and a number of mature trees, as well as a patio area for outdoor seating. Off-street parking is provided by an attached single garage and a private multi-car driveway.

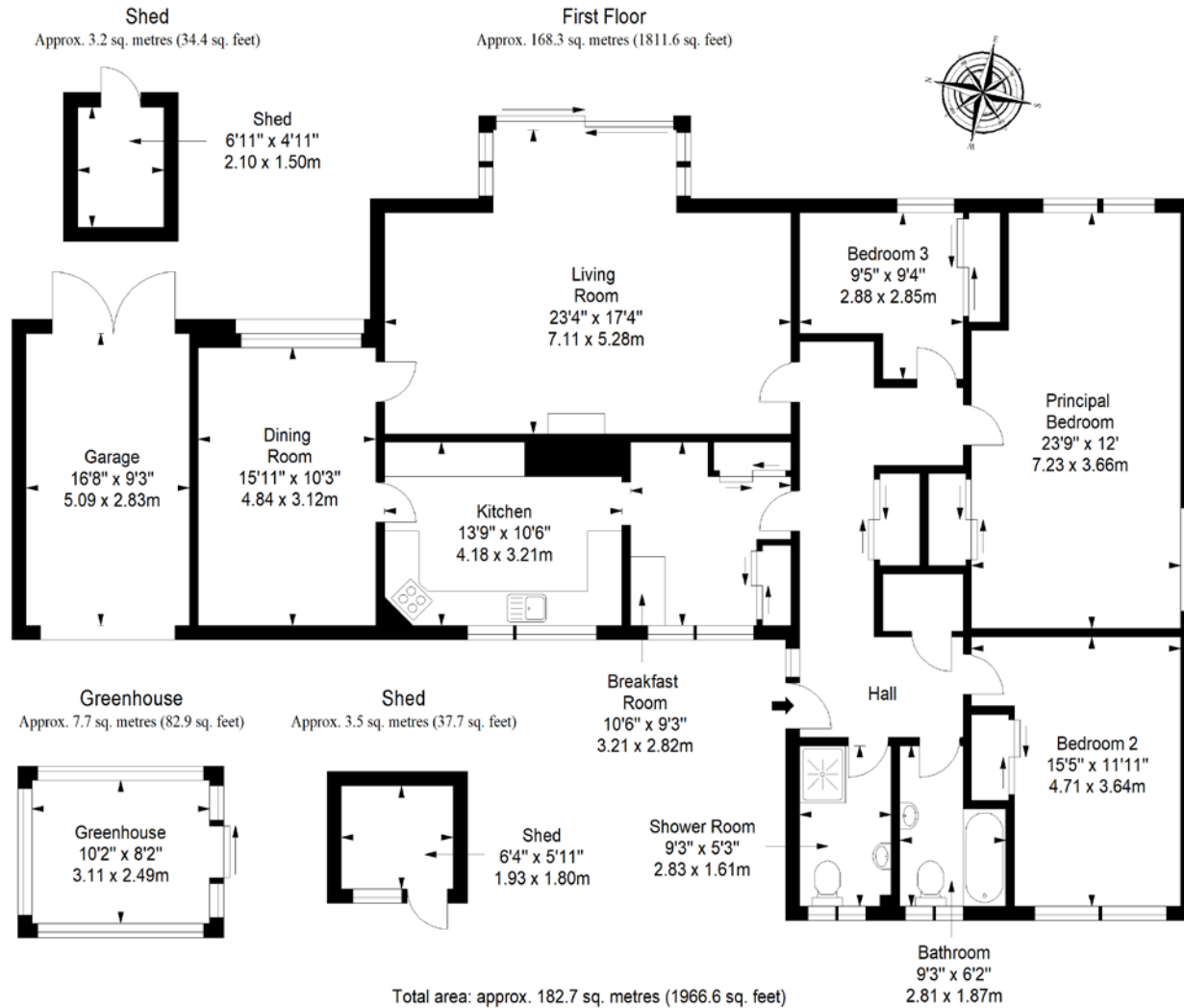
Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, freestanding fridge/freezer, additional freezer, dishwasher, and washing machine, plus garden furniture, shed, and greenhouse will be included in the sale. The dining room furniture is available by separate negotiation.

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



Property Department
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 AND ESTATE AGENTS