



9 Walkershaugh
Peebles, Scottish Borders, EH45 8AU



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Property Summary

Complemented by well-maintained gardens and garage parking, this substantial four-bedroom semi-detached house enjoys a quiet setting in sought-after Peebles, a short stroll from central amenities and the scenic banks of the River Tweed. Internally, cohesive neutral décor and large picture windows create a light and airy ambience throughout the home, which, served by multiple bathrooms and living spaces, perfectly meets the demands of modern family living. Behind the front door, a naturally lit hall houses a handy WC and leads to a spacious, comfortably carpeted reception hall with built-in storage. Leading off the hall are two carpeted reception areas boasting further incorporated storage. The well-proportioned living room promises a versatile space for comfortable furniture, bathed in natural light from a wide window framing a secluded leafy vista. The formal dining room allows garden access, perfect for entertaining on summer days. Also found on the ground level is a bright and versatile home study and an exceptionally sunny contemporary kitchen. The monochrome kitchen, highlighted by chic aqua-blue tilework, boasts an excellent selection of cabinets (with downlighting) paired with a generous worktop and breakfast bar. Neatly integrated appliances include an oven, an induction hob with a feature hood, a fridge freezer, a washing machine, and a dishwasher.

Features

- Quiet central location
- Picturesque outlook
- Airy neutral interiors with modern fittings
- Generous semi-detached house
- Entrance hall with WC
- Reception hall with storage
- Living room with storage
- Formal dining room with storage and garden access
- South-facing breakfasting kitchen
- Principal suite with shower room
- Three further double bedrooms
- Bathroom with shower-over-bath
- Home study
- Attractive gardens with a sunny terrace
- Private driveway and attached single garage
- Gas central heating and double glazing
- EPC Rating - D







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A quiet central location with a picturesque outlook and airy neutral interiors with modern fittings







Upstairs, fanning off a bright central landing, are four double bedrooms laid with contemporary oak-inspired flooring. The front-facing bedrooms offer far-reaching hill views, including the principal bedroom that also enjoys the luxury of a contemporary en-suite shower room. Completing the first floor is a bright, modern family bathroom featuring a shower-over-bath. The property is kept warm and efficient by gas central heating and full double-glazing.

Externally, attractive gardens hug the property to three sides, with a south-facing dining terrace, bordered lawns, and a rear gravelled area (with a shed) pleasantly sheltered by leafy trees. A driveway leads to an attached garage, providing private parking for multiple vehicles.

Extras: Included in the sale are all fitted floor and window coverings, light fittings, and integrated appliances.

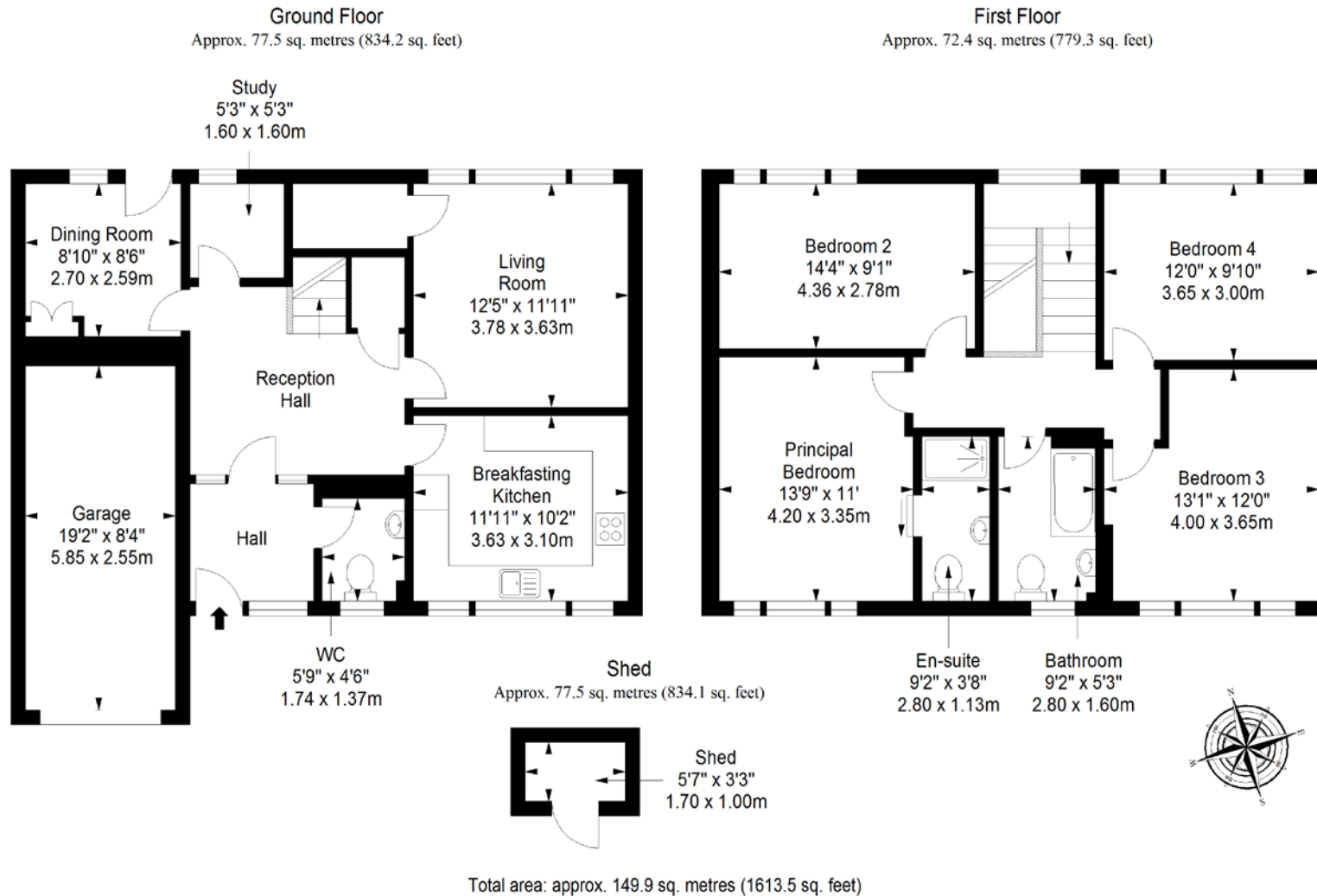
The Area

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



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