



RIVERSIDE

TWEED AVENUE
PEEBLES
SCOTTISH BORDERS
EH45 8AS



Blackwood & Smith LLP
SOLICITORS AND ESTATE AGENTS

property@blackwoodsmith.com
01721 721515
www.blackwoodsmith.com



bs
RIVERSIDE

TABLE OF CONTENTS

04

WELCOME TO RIVERSIDE

Detached house with a substantial extension in Peebles

06

THE ENTRANCE

A charming introduction

09

RECEPTION ROOMS

Three reception rooms for every occasion

12

DINING KITCHEN

A Shaker-inspired kitchen with an on-trend design

16

THE BEDROOMS

Versatile bedrooms to meet your needs

20

THE BATHROOMS

The ideal setup for families

22

GARDENS AND PARKING

A south-facing garden that captures all-day sun

24

THE FLOORPLAN

26

PEEBLES

Nestled in the Tweed Valley within the Scottish Borders

EXTENDED DETACHED FAMILY HOME

Built in 1930, this detached house is an exceptional five-bedroom residence that offers families an abundance of space, including three reception rooms and four bathrooms. It has the versatility to increase the number of bedrooms to seven, if required, and boasts a substantial extension, which seamlessly matches the original building. It combines modern interiors (presented in move-in condition) and well-retained period features, adding further character and style. The executive home also has private parking and a south-facing rear garden, meeting all the demands for family life. Furthermore, Riverside has a highly desirable location in the Peebles conservation area. Set close to the River Tweed, it enjoys a picturesque and peaceful ambience and the convenience of being a stone's throw from the High Street.

GENERAL FEATURES

- Detached house with a substantial extension
- Presented in move-in condition
- Quiet setting in the Peebles conservation area
- Close to the River Tweed and High Street
- Modern interiors and art deco period features
- EPC Rating - D

ACCOMMODATION FEATURES

- Vestibule and reception hall with storage
- Large living room with an open fire
- Equally spacious formal dining room
- South-facing family room
- Expansive, modern dining kitchen
- Generous utility room
- Study for working from home
- Five airy double bedrooms
- Four spacious bathrooms
- Store room and access to eaves
- Gas central heating system
- Mix of double, secondary, and traditional glazing

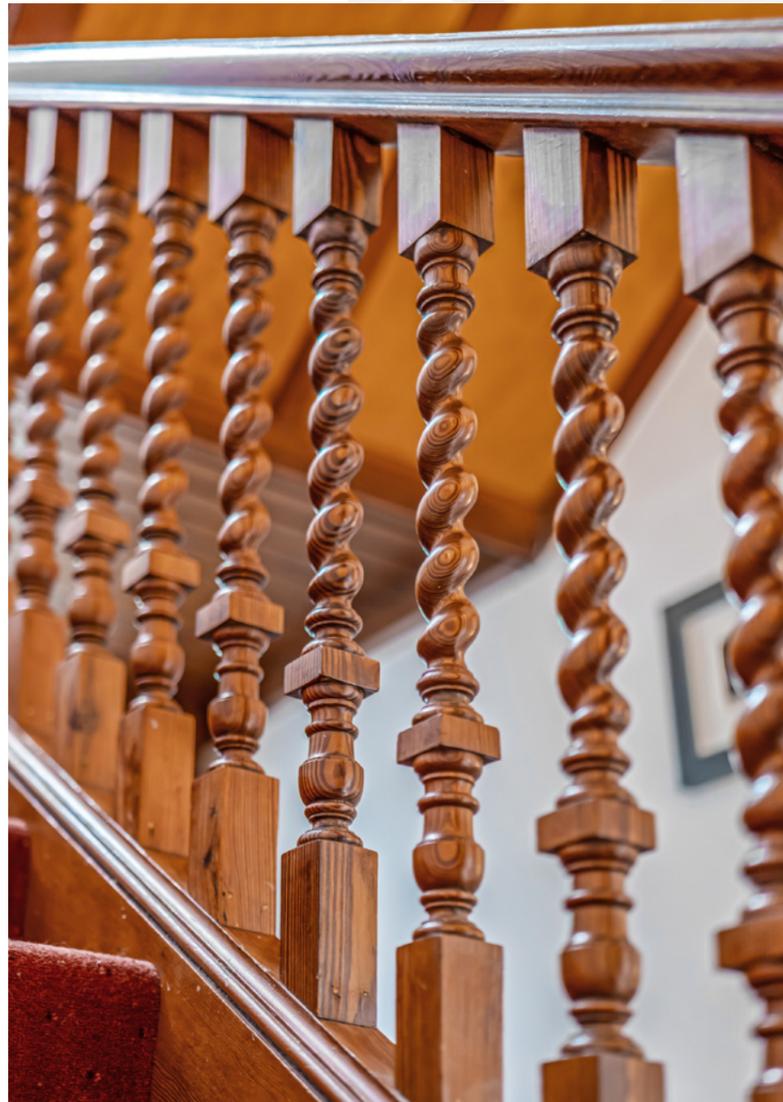
EXTERNAL FEATURES

- Neatly-kept front and side gardens
- South-facing rear garden with vegetable patches
- Direct access to the River Tweed
- Gated double driveway for private parking



A CHARMING INTRODUCTION

Inside, a vestibule and a reception hall catch the eye, featuring stained-glass glazing and a traditional 1930s staircase (with a red wood balustrade). It is a delightful welcome, aided by the neutral décor and engineered oak flooring (laid in 2016). Ample storage is also provided, including an under-stairs cupboard with shelving.



THREE RECEPTION ROOMS



FOR EVERY
OCCASION AND
BRIMMING WITH
CHARACTER

The home has three reception areas to choose from, each maintaining the appealing neutral palette. The formal dining room has equally impressive dimensions, as well as a bay window and an imposing original fireplace (which can be inset with an electric stove). This delightful reception area is brimming with character too, lined with original red wood panelling for a classic finish. It creates the perfect setting for lively dinner parties. Meanwhile, the south-facing family room is the ideal space for relaxed evenings, in addition to a study that provides a quiet setting for working from home.



LARGE LIVING ROOM WITH AN OPEN FIRE

The living room boasts a generous footprint and a magnificent open fireplace with an original surround. This room accommodates an assortment of comfy furnishings and it continues the hall's engineered oak floor. A built-in cupboard with display shelving and a sweeping bay window with a fitted seat complete the space.



THE DINING KITCHEN

A SHAKER-INSPIRED KITCHEN WITH AN ON-TREND DESIGN





The dining kitchen has an expansive footprint that is neatly divided for cooking and entertaining. It has ample floorspace for a family-sized table and chairs, as well as a comfortable sofa. Fitted in 2014, it has a beautiful arrangement too, incorporating Shaker-inspired cabinets in clotted-cream hues and chunky wooden worktops, which are curved for a smooth and streamlined finish. Multi-coloured splashback tiles and undercabinet lighting complete the modern aesthetic, while south-facing windows and a skylight create a wonderfully bright setting for family meals. Furthermore, it has a built-in cupboard (housing the boiler) and French doors extend the space out onto the garden's patio for summer enjoyment. A gas range cooker and an integrated extractor hood, fridge, and dishwasher are included. A generous utility room neighbours, providing additional cabinet storage, workspace, and a sink. It also has a traditional clothes-drying pulley, room for further freestanding appliances, and alternative access to the garden.



FIVE VERSATILE BEDROOMS TO MEET YOUR NEEDS

RIVERSIDE HAS FIVE DOUBLE BEDROOMS THAT ARE BRIGHT AND AIRY

The principal bedroom and a guest suite are on the ground floor, with three additional sleeping areas on the first floor that extend off a naturally-lit landing. Decorated with a subtle accent wall, the principal boasts the largest dimensions, as well as a bay window, a built-in wardrobe, and an en-suite bathroom. Likewise, the guest bedroom has generous proportions and an en-suite shower room too. Meanwhile, the upper bedrooms are accompanied by a sizeable store (extending off the bathroom), which has access to further eaves storage (like bedroom four) – perfect for maintaining a neat and tidy home.

All five bedrooms are softly carpeted for comfort and are decorated in elegant neutral hues that enhance a peaceful ambience. Meeting the flexible needs of families, homeowners can also easily increase the numbers of bedrooms by repurposing the family room or study. Similarly, sleeping areas can be used as reception rooms, if desired, allowing you the space and freedom to configure the home to your requirements.





DECORATED WITH A SUBTLE ACCENT WALL, THE PRINCIPAL BOASTS THE LARGEST DIMENSIONS, AS WELL AS A BAY WINDOW, A BUILT-IN WARDROBE, AND AN EN-SUITE BATHROOM

THE BATHROOMS

THE IDEAL SETUP FOR FAMILIES

Avoiding queues and waiting times, the home features four spacious bathrooms. At ground level, there is a family shower room and an en-suite shower room, conveniently attached to the guest suite. In addition, the principal bedroom has the luxury of a modern en-suite bathroom, equipped with an overhead shower and premium tile work around the wet areas. Handily, the first floor is also served by a three-piece family bathroom.

The home is kept warm and cosy by gas central heating. It has a mix of double and secondary-glazed windows, as well as traditional sash windows and art deco-style feature windows with stained glass.





A SOUTH-FACING GARDEN THAT CAPTURES ALL-DAY SUN

Neatly maintained and fully enclosed, the home has family and pet-friendly gardens to the front, side, and rear, including established planting and well-kept lawns. The rear garden has a generous swathe of lawn, a patio, and a summerhouse. Plus, it has a secluded area home to a greenhouse, vegetable growing patches, and established strawberry and raspberry bushes. The rear garden also boasts a suntrap, south-facing aspect and direct access to the River Tweed and the Priorsford Bridge crossing. A gated double driveway to the front provides secure off-street parking for two cars.

Extras: all fitted floor coverings, fitted window blinds, light fittings, a summerhouse, a gas range cooker, and integrated kitchen appliances to be included in the sale.

GENEROUS OUTDOOR SPACE & GATED DOUBLE DRIVEWAY



RIVERSIDE
TWEED AVENUE

PEEBLES, SCOTTISH BORDERS
EH45 8AS

APPROXIMATE TOTAL AREA:

244.3 sq. metres (2629.7 sq. feet)

GROUND FLOOR

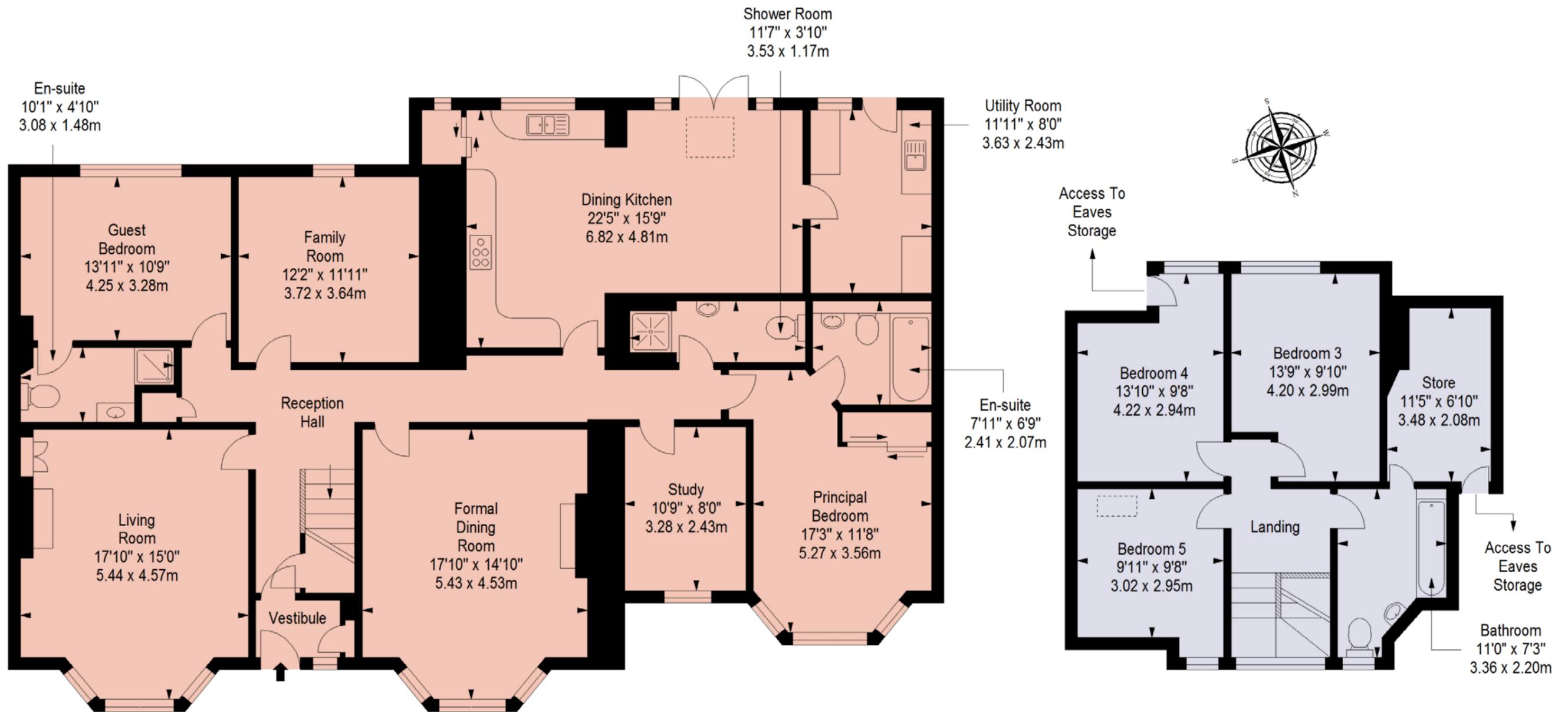


FIRST FLOOR



The floorplan is for illustrative purposes.

All sizes are approximate.





bs

RIVERSIDE

PEEBLES

A QUIET SETTING IN THE PEEBLES CONSERVATION AREA



The charming Royal Burgh of Peebles is a historic town nestled in the Tweed Valley within the Scottish Borders. The property has a highly sought-after setting in the town, enjoying a picturesque and peaceful location. It also offers high levels of convenience, being just a short walk from the High Street – perfect for families. Recognised as the 'Top Independent Retailing Town in Scotland,' Peebles has a wealth of independent shops to explore too; plus, it has a handful of supermarkets, including a Tesco superstore, banks, and a post office – all of which are in easy reach from the property. The town is also 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 near the banks of the

River Tweed, which is famous for salmon fishing, the home promises a perfect base from which to enjoy the amenities of the town and the outstanding natural beauty Peebles is renowned for. With direct access from the property to the river, homeowners have scenic riverside walks right on their doorstep, providing a haven for dog walkers, cyclists, and runners. The beautiful surrounding countryside is within easy reach too, along with a wealth of parkland walks. 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, and all the schools are easily accessed from the property. The town 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.





Blackwood & Smith LLP

SOLICITORS AND ESTATE AGENTS

Property Department

15 Eastgate, Peebles EH45 8AD

Tel: 01721 721515

Email: property@blackwoodsmith.com

www.blackwoodsmith.com