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17 Violet Bank, Peebles, Scottish Borders, EH45 8HA

Tastefully Presented, Two-Bedroom, Semi-Detached, Modern Home

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Property Description

Tastefully presented, two-bedroom, semi-detached, modern home, with gardens and superb rural views. Set 'off-street', adjacent to parkland, in a quiet and established residential area, just north of the town centre of Peebles, in the Scottish Borders.

Comprises an entrance hallway, living room, kitchen, rear hall, two double bedrooms and a shower room.

Highlights include a modern kitchen, with appliances, a stylish bathroom suite and quality contemporary flooring. In addition, there is gas central heating, double glazing and good storage, including a loft and a store room, with an external door.

The highly maintained gardens are to the front and rear, with an eclectic mix of shrubbery, a shed and a summer house, with power and light.

A welcoming entrance hall gives access to both reception rooms and the staircase, plus internal access to the front-facing storage room. Rear-facing, the living room features views over the garden to parkland and the local hills and has high-quality, engineered wood flooring. Set off the living room, a rear hall gives access to the garden and to a deep, built-in storage cupboard. Front facing, the kitchen includes metal frame units, a sink with a drainer, a washing machine, a dryer, a dishwasher, a fridge/freezer and an electric cooker.

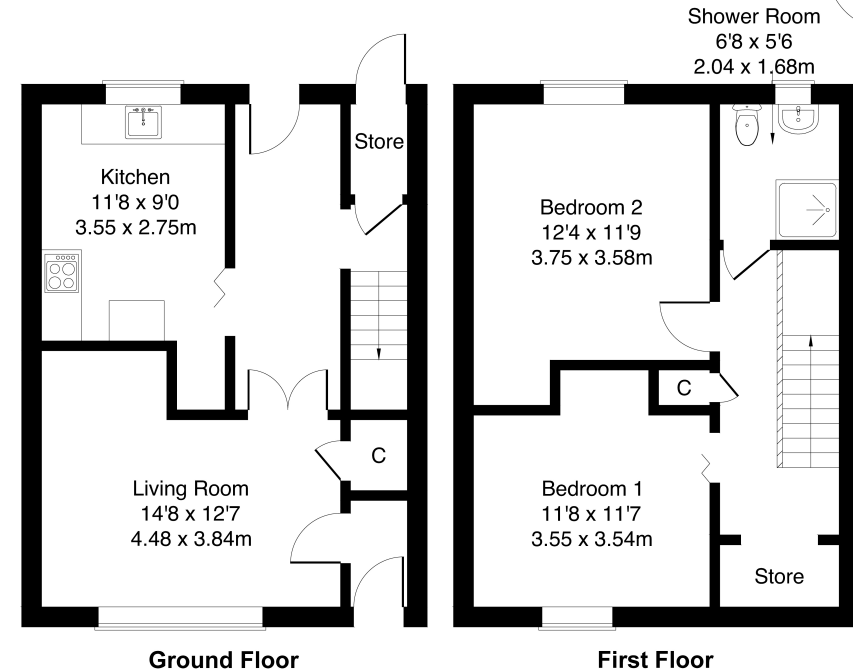
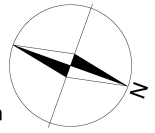
On the first floor, the landing has spot lighting, a flexible, open storage area and a built-in cupboard. Two well-proportioned bedrooms are set to opposite aspects and include carpeted flooring and wall recesses for freestanding storage.

The modern bathroom has a modern two-piece suite, a walk-in shower cubicle, contemporary, panel splash walls and spotlighting.

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Approximate Gross Internal Area: (893 sq ft - 83 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Peebles is a thriving and picturesque town, situated on the famous River Tweed, in the countryside of the Scottish Borders. The town centre has extensive shopping facilities, including Sainsbury's and Tesco, and a wide variety of specialist shops, hotels, bars and cafés. Gytes Leisure Centre offers various leisure activities, and the popular Eastgate Theatre & Arts Centre provides an excellent

choice of entertainment. Outdoor recreational pursuits include countryside walks, cycling, fishing and golf. Peebles has a number of schools at primary level with one high school at secondary level, all within close proximity. Peebles is ideally placed for commuting to Edinburgh, around 20 miles away, with regular bus services, and the city bypass typically within a 30 minute drive.





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