



Flat 12, Whitestone Court

Innerleithen road, Peebles, Scottish Borders EH45 8BN



Blackwood & Smith LLP
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Property Summary

Part of a sought-after McCarthy and Stone retirement complex, this one-bedroom ground-floor flat is a well-presented retirement property for those aged 60 years and over. The charming residence provides bright and airy accommodation, and it is decorated in neutral tones throughout and with quality finishings. It has a picturesque setting in the village of Peebles, located near amenities and transport links, and it further benefits from private residents' parking and beautiful shared gardens. In addition, there is a visitors' guest suite, a communal lounge, shared laundry facilities, as well as a 24-hour Careline alarm system with emergency pull cords. The flat is reached via a secure shared entrance, the front door opening into a welcoming hall with a generous store cupboard. To the left is the living/dining room. Here, crisp neutral décor is paired with a plush carpet, creating a comfortable environment for daily use. The space spans the entire width of the home, ensuring ample room for comfy sofas and a dining table; plus, it features dual-aspect windows for a flood of natural light. A handsome fireplace frames the room, providing a focal point for the arrangement of furniture.

Features

- A ground-floor retirement flat for 60s and over
- Part of a McCarthy and Stone development
- Picturesque setting in sought-after Peebles
- Excellent on-site facilities available
- Careline alarm with emergency pull cords
- Modern neutral interiors throughout
- Welcoming hall with built-in storage
- Dual-aspect living/dining room with fireplace
- Fitted kitchen with excellent cabinet storage
- Double bedroom with built-in wardrobe
- Modern three-piece shower room
- Private residents' parking
- Landscaped communal gardens
- Electric heating and double glazing
- EPC Rating - C





*A ground-floor retirement flat
for 60s and over in a picturesque
setting in sought-after Peebles with
excellent on-site facilities*







Next door, the kitchen is well-appointed with wood-toned cabinets offering excellent storage, alongside plenty of work surface space in stone effect. It comes with an integrated ceramic hob and raised oven, as well as a freestanding fridge/freezer. Meanwhile, the double bedroom mirrors the aesthetic of the living area, which enhances a light and calming ambience. The room has spacious proportions for bedside furnishings and it has a generous built-in wardrobe as well, freeing floorspace for relaxed seating. A modern three-piece shower room, finished in light hues, completes the accommodation. Electric heating and double glazing ensure year-round comfort.

Outside, there is private residents' parking and landscaped communal gardens for outdoor relaxation and summer socialising

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and freestanding fridge/freezer to be included in the sale.

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.

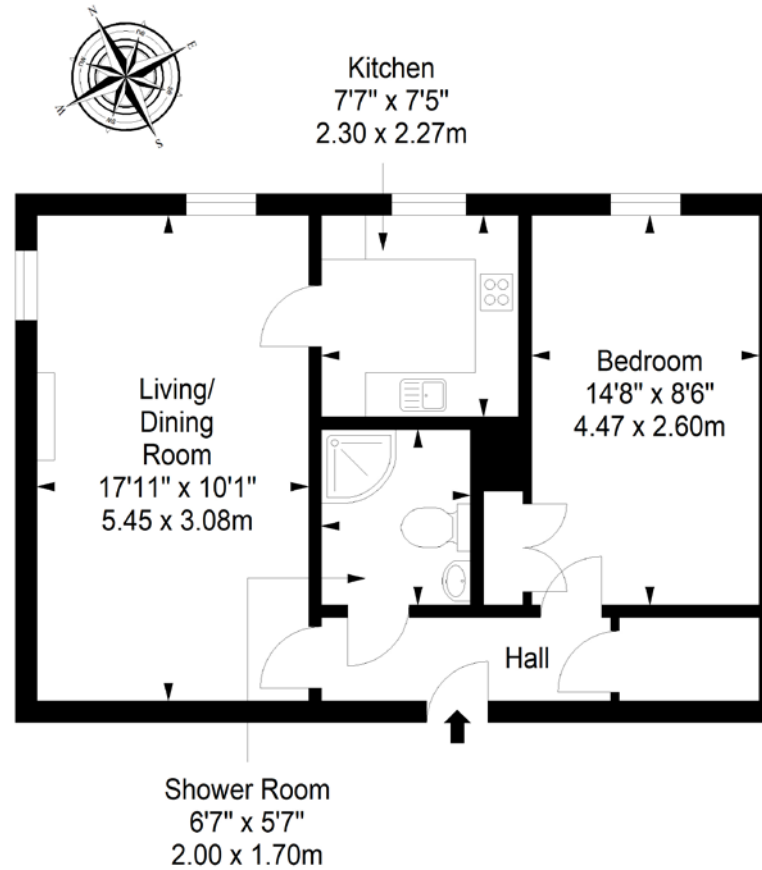




Floorplan

Ground Floor

Approx. 45.8 sq. metres (493.0 sq. feet)



Total area: approx. 45.8 sq. metres (493.0 sq. feet)

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