



8 Venlaw View

Peebles, Scottish Borders EH45 8FB



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Property Summary

Forming part of a sought-after retirement development in popular Peebles, this one-bedroom ground-floor flat is well-presented with bright, neutral interiors and represents an ideal choice for those looking to take on a slightly slower pace of life. The development offers excellent shared facilities and is set within beautiful communal gardens, whilst also benefitting from close proximity to nearby everyday amenities.

A secure shared entrance (with a lift to all other levels) leads to the flat's ground-floor front door, where you are welcomed inside by a hall with a deep built-in storage cupboard. Leading off the hall and occupying a spacious footprint is a reception room, providing plenty of space for configurations of furniture catering for both relaxation and dining. The sunny, south-facing room is elegantly presented with neutral décor, a homely fireplace, and a fitted carpet for optimum comfort underfoot. The kitchen is conveniently connected to the reception room and also benefits from a south-facing aspect. It is fitted with wood-styled wall and base cabinets, workspace, and splashback tiling, with integrated appliances comprising an oven, hob, and extractor fan, whilst an undercounter freezer is included.



Features

- Ground-floor retirement development in Peebles
- Secure shared entrance (with lift to all other levels)
- Entrance hall with deep storage cupboard
- Generous, south-facing living and dining room
- Bright fitted kitchen
- Spacious double bedroom with built-in wardrobe
- Three-piece shower room
- Well-maintained shared gardens
- Private residents' parking
- Shared lounge, laundry, guest facilities, and regular social activities
- Careline alarm system
- Electric heating and double glazing
- EPC Rating - B





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Generous, south-facing living and dining room and a bright fitted kitchen







The flat's spacious double bedroom also takes advantage of the home's sunny south-facing aspect and continues the attractive presentation with the same neutral décor and a fitted carpet. Floorspace for furniture is maximised by a large built-in wardrobe with mirrored doors. A shower room completes the accommodation and comprises a double shower enclosure, a basin set into storage, and a WC. Electric heating and double glazing ensure year-round comfort and efficiency.

Externally, the development is set in beautifully maintained shared garden grounds and offers private residents' parking. The development boasts excellent shared facilities including a lounge, a laundry, guest facilities, and regular social activities.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, and a freezer will be included in the sale.

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 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.

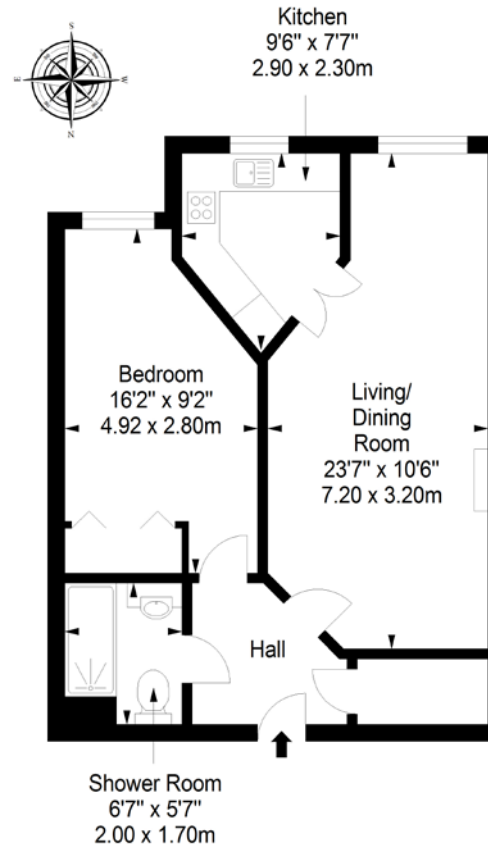




Floorplan

Ground Floor

Approx. 49.2 sq. metres (529.6 sq. feet)



Total area: approx. 49.2 sq. metres (529.6 sq. feet)

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