

**Peebles**  
Call 01721 723999

**Offers Over £270,000**

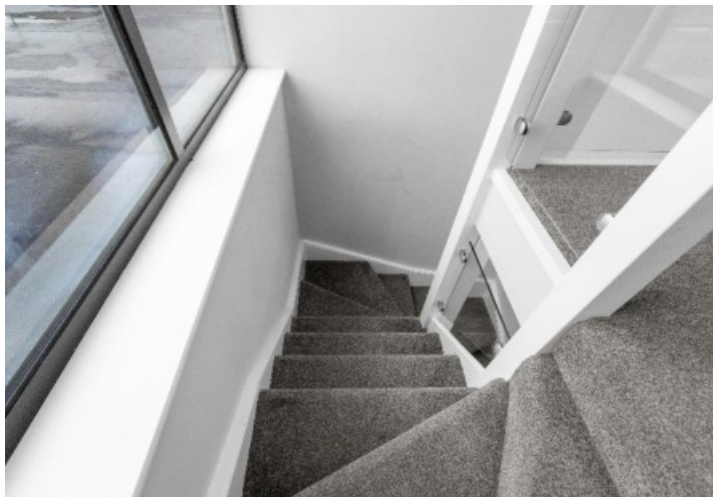
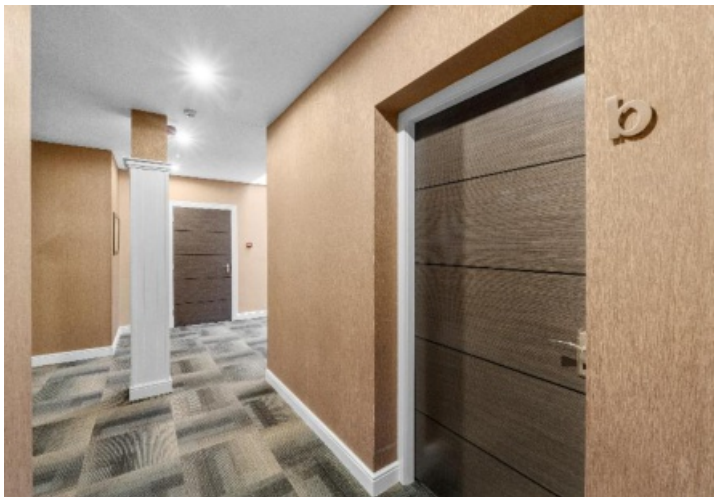
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**2B Eastgate, Peebles, EH45 8AD**





Exceptional two-bedroom penthouse flat on Peebles High Street offers a perfect blend of modern luxury and comfort. Featuring a spacious open-plan kitchen, dining and living area, the property is ideal for both entertaining and everyday living. Bi-fold doors open seamlessly onto a private patio, enhancing the connection between indoor and outdoor spaces. With two generously sized double bedrooms, stylish finishes, and high-quality appliances throughout, this penthouse offers comfortable living in a prime location with easy access to local amenities and transport links. A perfect home for those seeking both space and convenience in a peaceful, well-connected setting.

## Accommodation

### GROUND FLOOR

- \* Communal entrance

### FIRST FLOOR

- \* Entrance hallway and staircase

### SECOND FLOOR

- \* Open plan kitchen with integrated appliances, dining and living room with bi-fold doors out to the private patio benefitting from a sunny aspect
- \* Master bedroom with fitted wardrobes and en-suite shower room
- \* Further double bedroom with fitted wardrobes
- \* Study
- \* Family bathroom with over-bath shower

### ADDITIONAL INFORMATION

- \* Gas central heating
- \* Double glazing
- \* On-street parking

## 2B Eastgate, Peebles, EH45 8AD

Approximate Gross Internal Area = 115.6 sq m / 1244 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1153562)

### Situation

The market town of Peebles sits amidst beautiful scenery in the heart of the Borders countryside. It is an idyllic and highly accessible location within easy commuting distance of Edinburgh and the other Border towns. Peebles offers an excellent choice of shops, supermarkets, restaurants and bars together with highly regarded schooling from nursery through to secondary years. There are a wide range of recreational facilities including the Gytes Leisure Centre, public swimming pool and Eastgate Theatre. Outdoor pursuits are on offer in abundance such as hill and riverside walks, fishing in the River Tweed, golf and mountain biking at the world renowned Glentress Forest.

### Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

### Services

Mains gas, electricity, water and drainage.

### EPC

B.

### Council Tax

Tax Band D.

### Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.



Interested in this property?  
**Peebles**  
**Call 01721 723999**

5 Northgate,  
Peebles, EH45 8RX  
Phone: 01721 723999  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.