

**Peebles**

Call 01721 723999

**Offers over £180,000**

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**4 Whitestone Court, Peebles, EH45 8BN**



Situated within a sought-after McCarthy & Stone retirement development, this two-bedroom lower ground-floor flat offers comfortable and secure living in the heart of Peebles, just moments from local shops and transport links. Designed with convenience and community in mind, the popular complex boasts a range of on-site amenities, including a welcoming communal lounge, fully equipped laundry room, guest suite for visitors, on-site management, and a 24-hour Careline alarm system. Residents also benefit from beautifully maintained shared gardens and private parking.

## Accommodation

Secure main entrance  
LOWER GROUND FLOOR

- \* Main door entrance
- \* Hallway with storage cupboard off
- \* Living room with patio doors giving access to the beautifully maintained gardens
- \* Kitchen
- \* Two bedrooms with fitted wardrobes
- \* Shower room

### ADDITIONAL INFORMATION

- \* Electric heating
- \* Double glazing
- \* Large shared store room
- \* A lift services all floors
- \* Resident House Manager during Office Hours
- \* 24 hour careline
- \* Laundry
- \* Residents lounge
- \* Guest suite for visitors
- \* Communal garden grounds and parking
- \* Managed by James Gibb
- \* Management Fee approx. £1,240 bi-annually, including buildings insurance

## 4 Whitestone Court, Innerleithen Road, Peebles, EH45 8BN

Approximate Gross Internal Area = 61.5 sq m / 662 sq ft

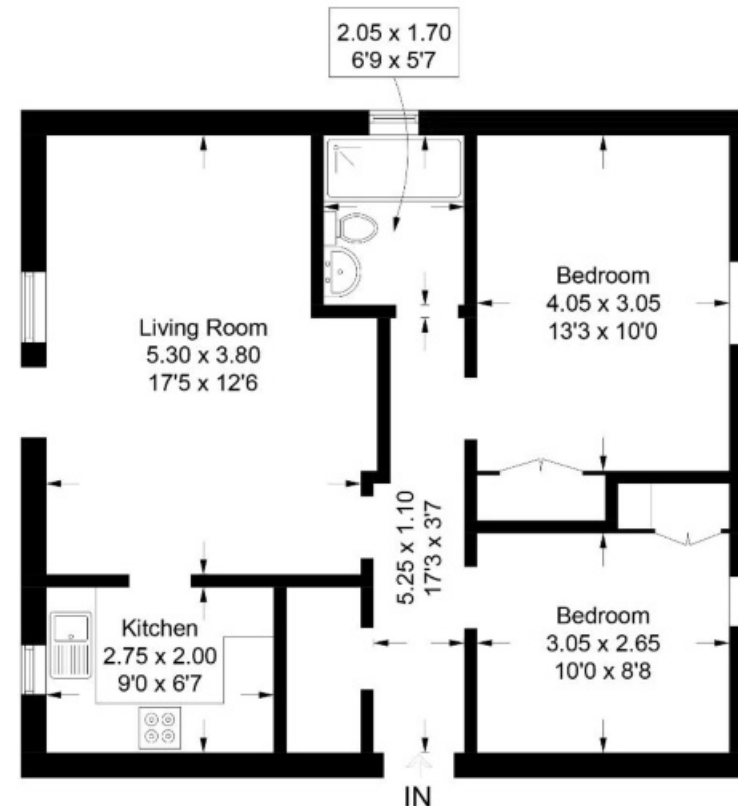


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1186132)

### 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 and restaurants. 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

Fixtures and fittings, including blinds and integrated appliances are included in the price.

### Services

Mains electricity, water and drainage

### EPC

D

### Council Tax

Scottish Borders Council. Tax Band: E

### 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  
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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.