



Flat 38, Whitestone Court
Innerleithen Road, Peebles, Scottish Borders, EH45 8BN

Flat 38, Whitestone Court, Innerleithen Road Peebles, Scottish Borders, EH45 8BN

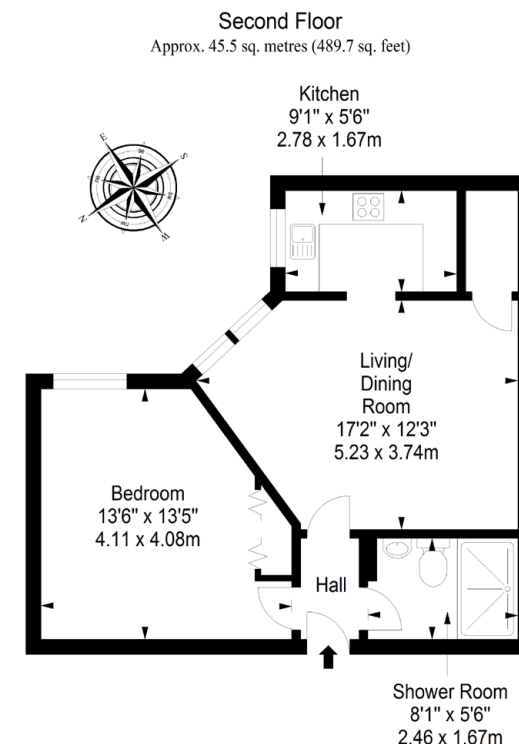
FEATURES

- Spacious second-floor retirement flat
- Situated in sought-after Peebles
- Part of a popular retirement complex
- Built by McCarthy & Stone
- A handy lift service to all floors
- Communal lounge & guest suite
- Communal laundry facilities
- 24-hour Careline alarm system
- Well-presented, modern interiors
- Welcoming entrance hallway
- Generous living/dining room
- Well-appointed kitchen design
- Generous double bedroom
- Contemporary 3pc shower room
- Well-tended communal garden
- Private residents' parking
- Electric heating & double glazing

Part of a popular retirement complex by McCarthy and Stone, this one-bedroom, second-floor retirement flat (for 60s and over) enjoys spacious, well-presented interiors, offering modern fixtures and fittings, private residents' parking, and delightful communal gardens. Close to local amenities and public transport links, the development also provides a communal lounge, a visitors' guest suite, and shared laundry facilities. For added peace of mind, there is a 24-hour Careline alarm system with emergency pull chords in the main accommodation. Inside the retirement flat, reached by a secure telephone-entry system and a handy lift (or stairs) to all floors, you are first greeted by a welcoming entrance hall that leads directly into the living/dining room. This generous reception area is brightly lit by two windows that frame inspiring woodland views, the crisp neutral décor and tasteful accent wall heightening the serene and airy environment. There is ample room for relaxing lounge furniture and a dining table, plus it offers a deep cupboard for

on-hand storage. The kitchen is conveniently adjacent behind an open archway, coming well-appointed with modern base and wall cabinets and stone-effect worktops arranged in a U-shape. It houses an integrated ceramic hob and oven, along with space for a tall fridge/freezer. In the double bedroom, generous proportions are supplemented by a built-in mirrored wardrobe, maximising the useable floorspace. It has a soothing and comfortable ambience, enriched by soft carpeting and attractive décor. Completing the home is a contemporary three-piece shower room, stylishly enveloped in sandy-toned tiling and with a large shower enclosure. Electric heating and double glazing ensure year-round warmth and efficiency. Externally, there is a well-tended communal garden for summer enjoyment and private residents' parking.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale. EPC Rating: C.



Total area: approx. 45.5 sq. metres (489.7 sq. feet)