



47/5 March Street

Peebles, Scottish Borders EH45 8ES



Blackwood & Smith LLP
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Property Summary

Set on the second/top floor of a handsome, Victorian C-listed building (dating back to 1886), this well-proportioned, bright and spacious flat offers light-filled interiors and tasteful presentation, with a palette of neutral décor throughout. The flat accommodates a double bedroom, a living room, a dining kitchen, and a bathroom, and it benefits from hill views, a private garden area, access to a communal garden, and unrestricted on-street parking. Excellent amenities can be found within walking distance of the property, including a selection of shops, cafés and restaurants, transport links, and scenic open spaces, which is sure to appeal to first-time buyers, professionals, and couples alike.

The flat is reached via a shared entrance and stairwell, and the front door opens into a welcoming hallway, where the home's attractive interiors are introduced with neutral décor and a fitted carpet. To the left of the hall lies a living room, where a dormer window captures natural light throughout the day and frames views of the surrounding countryside.

Features

- Second/top-floor flat in popular Peebles
- Part of a C-listed Victorian building
- Well-presented, bright interiors
- Shared entrance and stairwell
- Entrance hall with built-in storage
- Living room with fireplace and far-reaching views
- Southeast-facing dining kitchen
- Double bedroom with lovely views
- Bathroom with shower-over-bath
- Private garden area
- Access to communal garden
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - D





*Living room with fireplace and
far-reaching views and a southeast-
facing dining kitchen*







Space is provided for a choice of lounge furniture, all arranged around an ornate open fireplace. In the neighbouring kitchen, attractive, pastel-toned wall and base cabinets are accompanied by spacious worktops and an integrated oven, hob, and extractor fan. An undercounter fridge and washing machine are also included, whilst provision is made for a seated dining area. The kitchen also has a useful built-in storage cupboard.

The flat's double bedroom enjoys the same presentation as the hall and living room with neutral décor and a fitted carpet for optimum comfort underfoot. It also benefits from the same open views as the living room. Completing the accommodation on offer is a bathroom, comprising a bath with an overhead shower, a pedestal basin, a WC, and a chrome towel radiator. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the flat benefits from its own private south-facing garden area, as well as access to a communal garden, a brick-built communal shed, and unrestricted on-street parking.

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

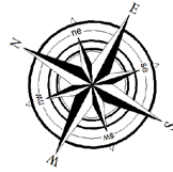
The Area

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. 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.



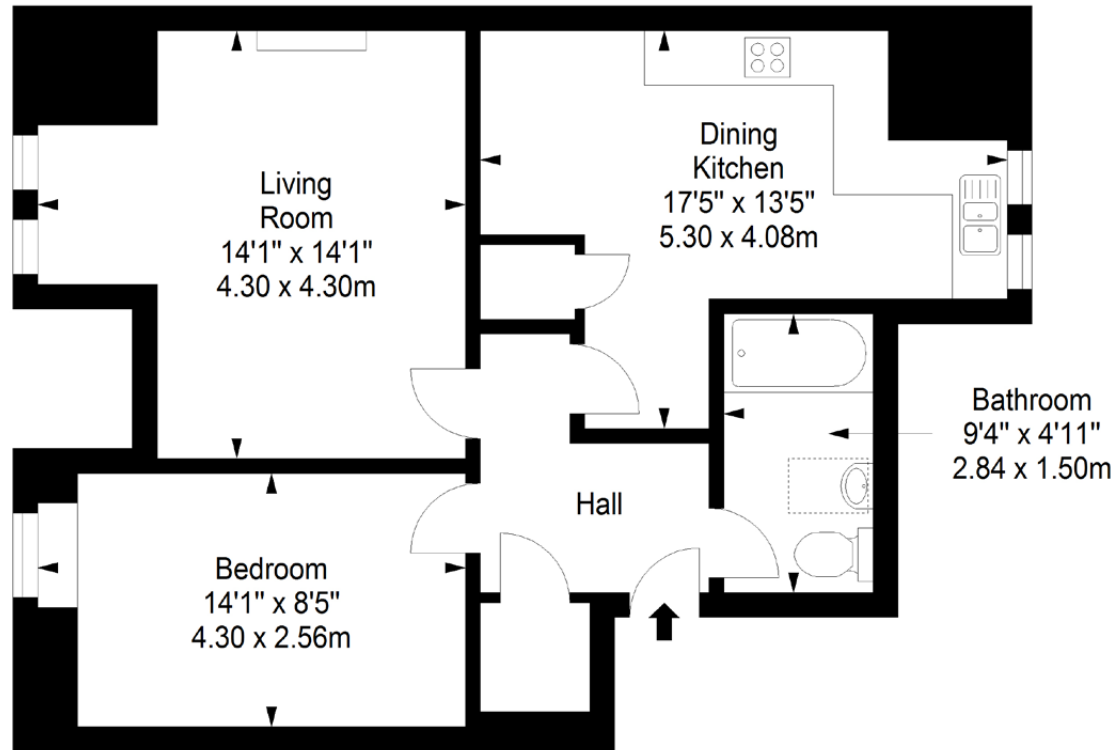


Floorplan



Second Floor

Approx. 53.3 sq. metres (573.7 sq. feet)



Total area: approx. 53.3 sq. metres (573.7 sq. feet)

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