



Flat 26, Venlaw View

Innerleithen Road, Peebles, Scottish Borders EH45 8FB



Blackwood & Smith LLP
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Property Summary

Forming part of a sought-after retirement development, this first-floor retirement flat (for those aged 60 years and over) is a beautiful residence in move-in condition. It has bright and spacious rooms, with attractive décor throughout, and it has a Careline alarm system with emergency pull cords in the main accommodation. In addition, the flat has access to private residents' parking and landscaped communal gardens. There is also a communal lounge and laundry room, non-resident management staff, and guest facilities as well. Furthermore, the property boasts a desirable location in Peebles, set within easy reach of transport links, fantastic amenities, and idyllic green spaces.

The flat is reached via a secure shared entrance and a lift service, the front door to the home opening into a hall with built-in storage. The hall offers a lovely welcome before leading directly ahead into the living and dining room. This reception area provides a generous footprint for comfy lounge furniture and a table and chairs; plus, it sees lots of natural light from southeast-facing French doors that open out onto a Juliet balcony, letting the outside in. The room also benefits from calming neutral décor and a plush fitted carpet. From here, double doors make an entrance into the neighbouring kitchen, which has a generous selection of base and wall-mounted cabinets, as well as excellent workspace, appointed in wood and stone-effect hues (respectively).

Features

- First-floor retirement flat in move-in condition
- Part of a sought-after retirement complex
- Convenient location in Peebles
- Excellent on-site facilities and Careline alarm
- Secure shared entrance and a lift service
- Welcoming hall with built-in storage
- Living/dining room with Juliet balcony
- Breakfasting kitchen with a walk-in pantry
- Double bedroom with built-in wardrobe
- Three-piece bathroom with overhead shower
- Well-kept, landscaped communal garden
- Private residents' parking
- Electric storage heaters and double glazing
- EPC Rating - B







First-floor retirement flat in move-in condition with excellent on-site facilities and Careline alarm







It comes equipped with a foldable breakfast bar for morning coffee, an integrated ceramic hob and oven, and with a walk-in pantry too. Meanwhile, the double bedroom has a spacious footprint, ensuring comfort and a peaceful night's sleep. It mirrors the aesthetic of the living area, enhancing an airy ambience, and it has the benefit of a built-in mirrored wardrobe. Finishing the accommodation is a three-piece bathroom, which is fitted with a toilet, a storage-set washbasin, a towel radiator, and a bath with an overhead shower. For year-round comfort and efficiency, the property has electric storage heaters and double-glazed windows throughout.

Outside, there is private residents' parking and a carefully-maintained communal garden, which offers a landscaped and leafy green setting for relaxing in the sun.

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

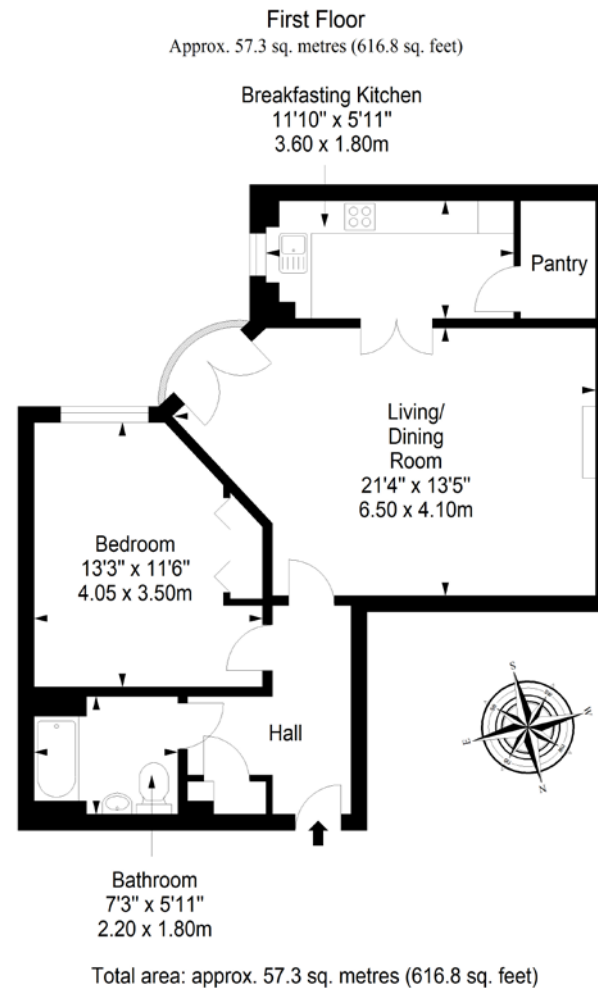
Peebles

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



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