



# 20 Venlaw View

Innerleithen Road, Peebles, EH45 8FB



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## Property Summary

This charming first-floor retirement flat forms part of a sought-after retirement development for those aged 60 years and over. It is conveniently located in popular Peebles, set within easy reach of transport links, fantastic amenities, and idyllic green spaces. Furthermore, the property is brought to market in excellent decorative order, offering bright and airy accommodation that is finished in light neutral hues. It also has access to residents' parking and beautiful communal gardens. Plus, the development provides superb on-site facilities as well, including a communal lounge and laundry room, non-resident management staff, and guest facilities. For peace of mind, the flat has a Careline alarm system too, with emergency pull cords in the main accommodation.

Inside the flat, reached via a secure shared entrance and a convenient lift service, you are greeted by a welcoming hall with built-in storage. Directly ahead is the living and dining room, which share a generous open-plan layout. This room is framed by a handsome focal-point fireplace and it is fronted by French doors, opening out to a Juliet balcony with leafy hillside views. Adding to this reception area's appeal, it also enjoys soothing neutral décor and soft carpeting – an elegant aesthetic that is homely and inviting.

## Features

- First-floor retirement flat with modern interiors
- Part of a sought-after retirement development
- Highly desirable location in Peebles
- Superb on-site facilities and Careline alarm system
- Secure shared entrance and a lift service
- Welcoming entrance hall with built-in storage
- Living/dining room with Juliet balcony
- Well-appointed kitchen
- Double bedroom with built-in wardrobe
- Three-piece bathroom with overhead shower
- Landscaped communal garden
- Private residents' parking
- Electric storage heaters and double glazing
- EPC Rating - B







*Living/dining room with Juliet balcony, a well-appointed kitchen and a double bedroom with built-in wardrobe*







From here, double doors lead through to the kitchen. Appointed in wooden and stone-effect hues (respectively), the kitchen is well-appointed with cabinets and ample worksurface space. It enjoys undercabinet lighting and it comes with an integrated ceramic hob, raised oven, fridge and freezer. Echoing the style of the living area, the double bedroom is also enhanced by plush carpeting and light decoration. It has a spacious footprint for bedside furnishings and it is supplemented by a built-in mirrored wardrobe. Next door is the three-piece bathroom, equipped with a toilet, a storage-set washbasin, and a bath with overhead shower – all enveloped in appealing sandy-toned tiles. The property is kept warm all year round thanks to electric storage heaters and double-glazed windows.

Externally, homeowners benefit from private residents' parking and a landscaped communal garden which is neatly maintained, providing a delightful space for summer socialising and relaxing.

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

## Peebles, Scottish Borders

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.

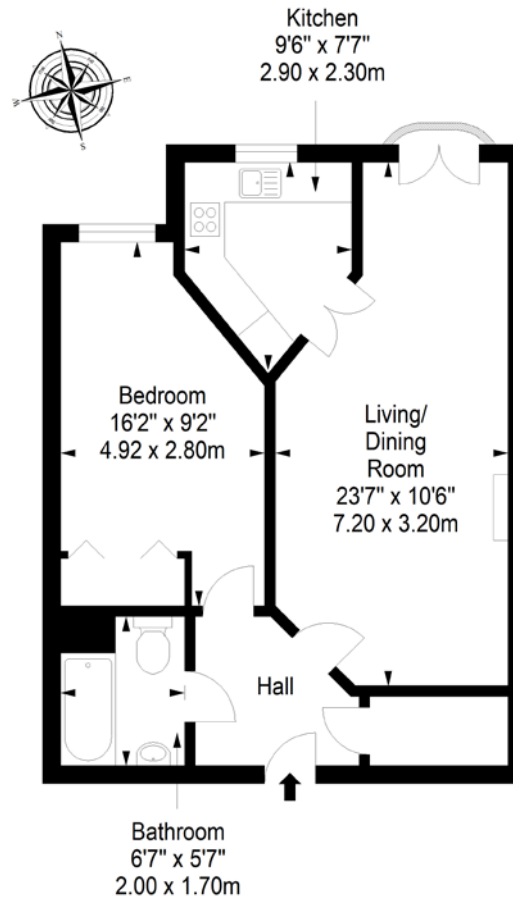




# Floorplan

## First Floor

Approx. 49.2 sq. metres (529.6 sq. feet)



Total area: approx. 49.2 sq. metres (529.6 sq. feet)

Property Department  
15 Eastgate, Peebles, EH45 8AD  
Tel: 01721 721515 | Email: [property@blackwoodsmith.com](mailto:property@blackwoodsmith.com) | [www.blackwoodsmith.com](http://www.blackwoodsmith.com)

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