



6 Venlaw Castle

Peebles, Scottish Borders EH45 8RD



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Property Summary

This exclusive three-bedroom, two-bathroom home lies on the first floor of a contemporary apartment block, adjacent to and sharing the same architectural style as historic Venlaw Castle. The bright and airy property benefits from tastefully understated interiors with south-facing living areas, private parking for two cars, and shared access to beautiful country gardens offering leafy views from within the home.

The apartment is reached via a secure communal stairwell. Once inside, the space and immaculate finish are instantly apparent within an entrance hall boasting useful storage and handsome oak-inspired flooring that flows into the reception room and kitchen. The dual-aspect reception room promises a light-filled space for relaxation and seated dining, with subtle décor elegantly offset by classic cornicework. Next door, the equally sunny kitchen features sleek integrated cabinetry, fitted around a seating area ideal for breakfasting and casual meals. The dove grey units are paired with an illuminated white countertop, a deep Belfast sink, and incorporated appliances comprising an oven, an induction hob with a statement chimney-style hood, a fridge freezer, a dishwasher, and a washing machine.

Features

- Exclusive setting beside Venlaw Castle
- Classical contemporary interiors
- Spacious first-floor apartment
- Entrance hall with storage and secure entry
- Dual-aspect living/dining room
- Sunny integrated kitchen with breakfast area
- Principal suite with storage and shower room
- Two further double bedrooms (option for home working)
- Three-piece bathroom
- Shared access to idyllic country gardens
- Allocated parking for two cars
- Vaillant Heat Pump System and double glazing
- EPC Rating - B





*Exclusive setting beside Venlaw
Castle with classical contemporary
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country gardens*







Also found within the home are three comfortably carpeted double bedrooms, with one of the smaller rooms ideally suited as a home office due to its bright south-facing position. The principal suite enjoys secluded leafy vistas, built-in wardrobes, and a unique circular shower room built into the turret of the building. Finally, a bright three-piece bathroom completes the interior and includes a bath with a shower tap attachment. The property is kept warm and efficient via double-glazed sash windows and Vaillant Heat Pump System with attractive vintage-style radiators.

Externally, the grounds offer swathes of idyllic gardens and woodland for the residents to enjoy. There is also private parking with two spaces allocated to the property.

Extras: Included in the sale are all fitted floor and window coverings, light fittings, and integrated appliances.

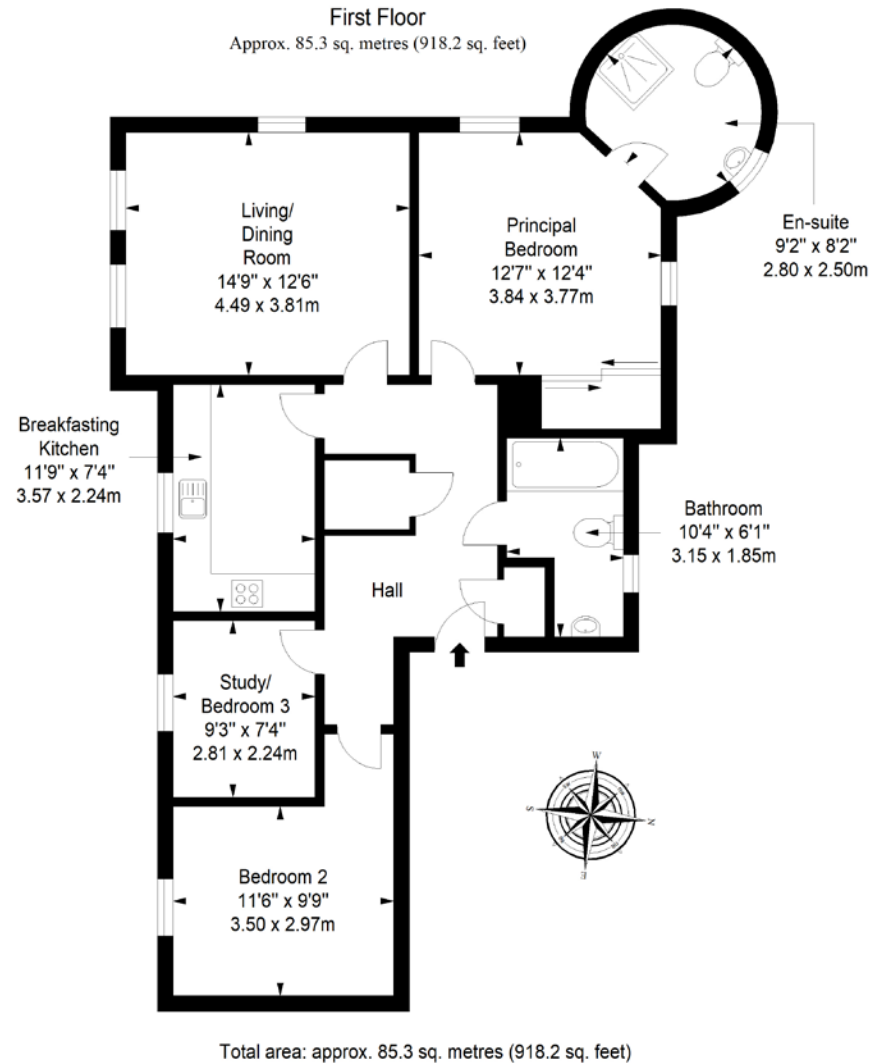


The Area

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, but also benefits from 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 arts events throughout the year. There are also a number of 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 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



Property Department
15 Eastgate, Peebles, EH45 8AD
Tel: 01721 721515 | Email: property@blackwoodsmith.com | www.blackwoodsmith.com

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