



45/2 March Street  
Peebles, Scottish Borders EH45 8ES



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## Property Summary

Forming part of a C-listed Victorian building in Peebles, this ground-floor flat offers light and airy accommodation, including two bedrooms, a generous reception room, a kitchen, and a bathroom, all enhanced by a palette of neutral décor and lovely period features. The flat also has a private front garden, access to a shared rear garden, and access to unrestricted on-street parking.

A shared entrance and vestibule lead to the flat's ground-floor front door, where you are welcomed inside by an inviting hallway. Along the hall to the right, you step into a generous reception room, offering plenty of space for configurations of both lounge and dining furniture. Here, neutral décor is accompanied by warm wood flooring, and traditional features including a fireplace (with a living-flame fire), an Edinburgh press, corncicing, a ceiling rose, and a picture rail add period charm to the space. Across the hall in the kitchen, wall and base cabinets are accompanied by worktops and splashback tiling, with integrated appliances comprising an oven, hob, and extractor fan. A freestanding fridge/freezer and undercounter washing machine are also included.

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## Features

- Ground-floor flat in Peebles
- Forming part of a C-listed Victorian building
- Shared entrance and welcoming hallway
- Generous living/dining room with lovely fireplace
- South-facing kitchen
- Two airy double bedrooms
- Three-piece bathroom with shower-over-bath and towel radiator
- Private, low-maintenance front garden
- Large shared rear garden
- Access to unrestricted on-street parking
- Gas central heating system
- EPC Rating - D





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*A generous living/dining room with lovely fireplace and a south-facing kitchen*







The flat accommodates two well-proportioned and airy double bedrooms. Both sleeping areas continue the neutral presentation of the preceding accommodation and one is carpeted for optimum comfort underfoot. One of the bedrooms features an Edinburgh press and benefits from a south-facing aspect. Finally, a bright bathroom completes the accommodation on offer and comprises a bath with an overhead shower and a glazed screen, a WC-suite, and a chrome towel radiator. The home is kept warm by a gas central heating system, and the living room and bedroom windows all have secondary glazing.

Externally, the flat has its own private, low-maintenance front garden, as well as benefiting from access to a large, south-facing shared rear garden and unrestricted on-street parking.

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

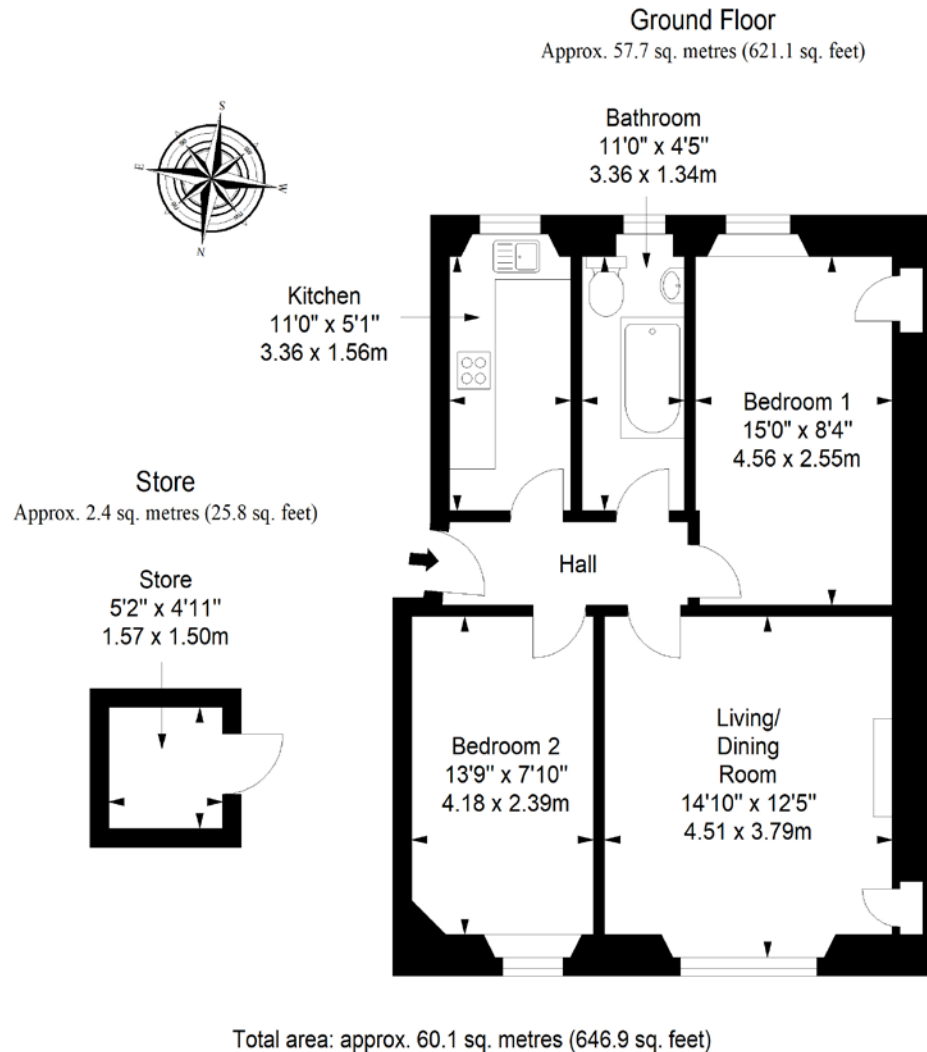


## Peebles, Scottish Borders

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



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