



47/3 March Street  
Peebles, Scottish Borders EH45 8ES



Blackwood & Smith LLP  
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## Property Summary

Presented in move-in condition, this two-bedroom first-floor flat offers the beautiful combination of modern interiors and Victorian architecture, forming part of a handsome C-listed building dated 1886. It enjoys lots of character and charm, as well as a private garden. Situated in the Peebles conservation area, it also has a desirable location set within easy reach of fantastic amenities, schools, and transport links.

Reached via a shared entrance and communal stairwell, the front door to the flat opens into a central hall leading to all accommodation. In the living room, you are invited to relax in an elegant environment, where on-trend neutral décor elevates the space, along with the warm honey-coloured glow of the varnished wooden floorboards. This charming reception area is bathed in light from twin windows, and is well-proportioned for comfy lounge furniture. An ornate ceiling rose adds to the aesthetic, as a press cupboard provides on-hand storage. In the dining kitchen, generous cabinet storage in white is paired with ample worksurface space in wooden tones. Complementary splashback tiles tie the attractive look together, along with the feature block glazing which gazes out into the hall. An oven, gas hob, and extractor hood come integrated, with space for a freestanding fridge/freezer and a washing machine.



## Features

- A first-floor flat in move-in condition
- Part of a C-listed Victorian building
- Situated in the Peebles conservation area
- Beautiful interiors throughout
- Central hall leading to all accommodation
- Elegant, light-filled living room
- Generously appointed dining kitchen
- Two bedrooms (one with fitted wardrobes)
- Modern three-piece shower room
- Low-maintenance private garden area
- Private cellar space for storage
- Unrestricted on-street parking
- Gas central heating system
- Traditional sash windows and double glazing
- EPC Rating - C









*An elegant, light-filled living room  
and a generously appointed  
dining kitchen*











Meanwhile, the two bedrooms are both bright and airy. They continue the varnished wooden floorboards and enjoy neutral backdrops. The principal bedroom adds a tasteful accent wall and fitted wardrobe storage, whereas the second bedroom is organised as an additional reception area showcasing the flexibility of the home and how it can suit various lifestyles. A modern three-piece shower room completes the accommodation on offer. Gas central heating ensures year-round comfort, alongside traditional sash windows to the front and double-glazed sash windows to the south-facing rear (installed in 2020).

Outside, the flat has a private garden section to the rear, which has a low-maintenance layout framed by established planting. It is a lovely setting for relaxing and dining in the sun. In addition, the flat has a private cellar space for storage. Parking in the area is on street and unrestricted.

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

## Peebles, Scottish Borders

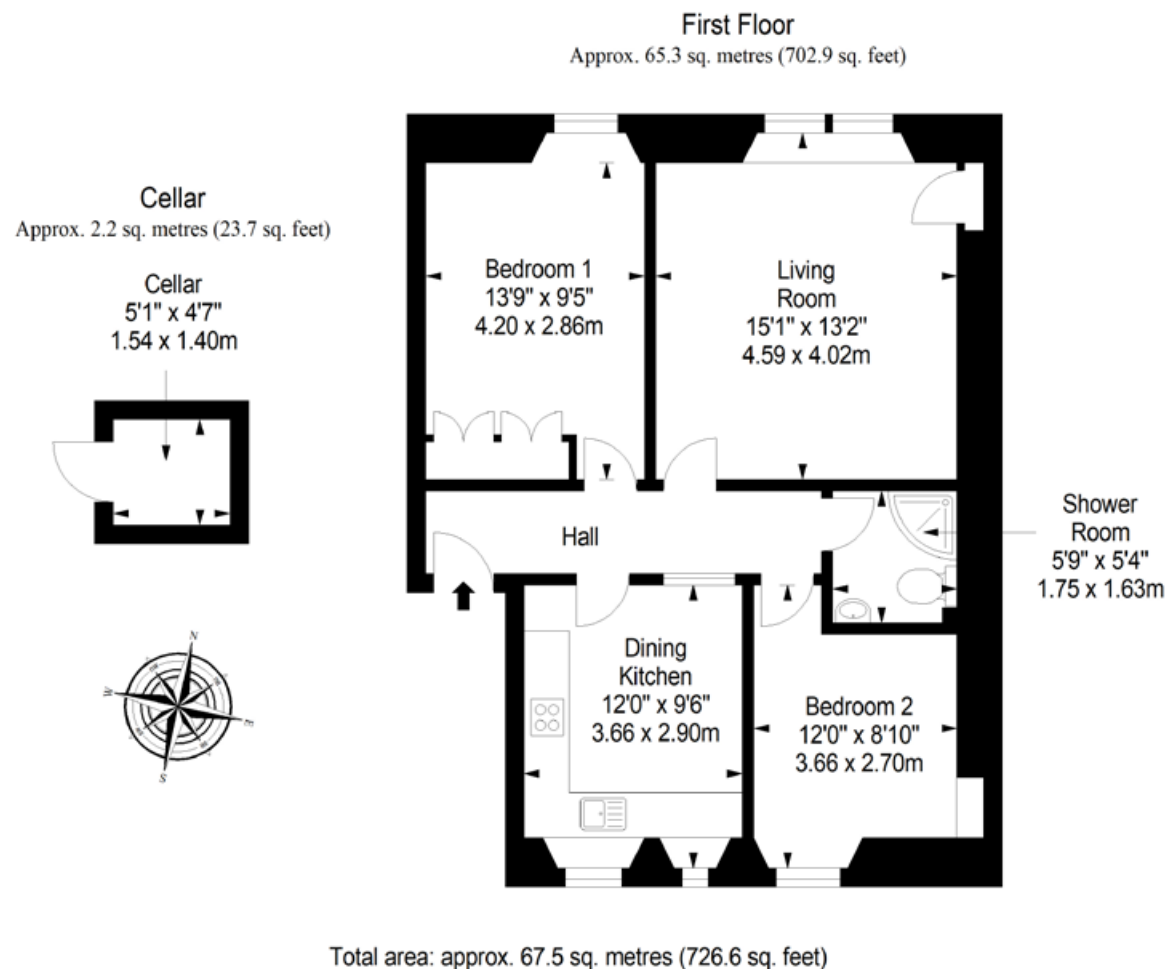
Nestled in the Tweed Valley within the Scottish Borders, the charming Royal Burgh of Peebles is a historic and picturesque town. The town has been recognised as the 'Top Independent Retailing Town in Scotland' with a wealth of independent shops as well as a handful of high-street supermarkets, including 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



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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