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SOLICITORS & ESTATE AGENTS



45/4 MARCH STREET

PEEBLES, SCOTTISH BORDERS EH45 8ES



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WELCOME TO

45/4 MARCH STREET

Forming part of a C-listed Victorian building in Peebles, this this first-floor flat enjoys two bedrooms, a good-sized reception room, a kitchen, and a modern shower room, and it gives its new owner an exciting blank canvas to put their own stamp on. The flat also benefits from a private garden area, access to a communal garden, and unrestricted on-street parking.



The flat's front door is approached via a shared door and stairwell, and you are welcomed inside by an inviting hallway. Leading off the hall and situated to the front of the property is a good-sized reception room, where plenty of space is provided for configurations of lounge and dining furniture, and neutral décor is enhanced by a fitted carpet, classic cornicing, and a ceiling rose. A fireplace, flanked by an Edinburgh press, creates a warming focal point in the room. Across the hall in the kitchen, wall and base cabinets are accompanied by a worktop and splashback tiles, whilst freestanding appliances comprising a cooker, fridge/freezer, and washing machine are included in the sale.





The flat enjoys two generous and airy double bedrooms, both offering plenty of space for freestanding furniture. One of the bedrooms has an Edinburgh press, whilst the other houses a built-in wardrobe. Finally, a modern shower room completes the accommodation on offer and comprises a large shower enclosure, a basin set into storage with a vanity cabinet above, and a WC. Gas central heating (powered by a new combi boiler installed in 2024) and double glazing ensure year-round comfort and efficiency.

Externally, the flat enjoys a private section of the rear garden, featuring a lawn, a patio, and a shed for outdoor storage, as well as access to a communal garden. Unrestricted on-street parking can be found on March Street.

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

FEATURES

- Traditional first-floor flat in Peebles
- Part of a C-listed Victorian building
- Shared entrance and stairwell
- Welcoming hallway
- Generous living/dining room with fireplace
- South-facing kitchen
- Two airy double bedrooms
- Modern shower room
- Private garden area
- Access to a communal garden
- Unrestricted on-street parking
- Gas central heating and double glazing







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TWO AIRY DOUBLE BEDROOMS,
A MODERN SHOWER ROOM & A
PRIVATE GARDEN AREA





PEEBLES

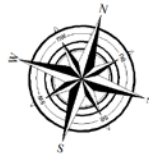
SCOTTISH BORDERS

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.

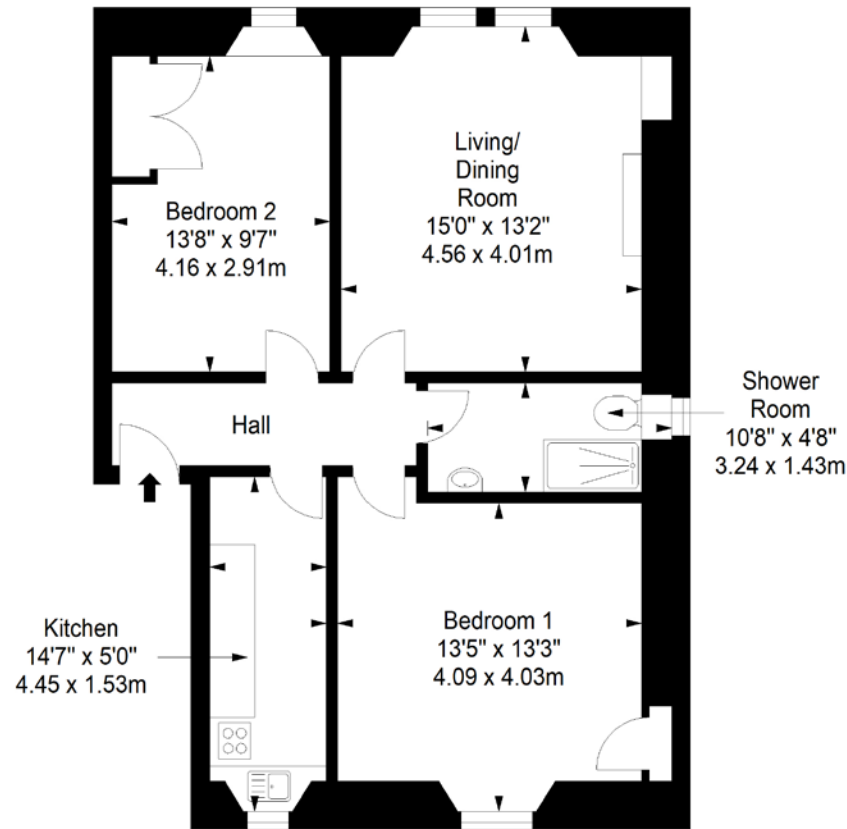
FLOORPLAN

Shed
Approx. 2.2 sq. metres (23.7 sq. feet)

Shed
5'2" x 4'8"
1.58 x 1.41m



First Floor
Approx. 69.9 sq. metres (752.4 sq. feet)



Total area: approx. 72.1 sq. metres (776.1 sq. feet)

Property Office:

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