



BLACKWOOD & SMITH LLP
SOLICITORS & ESTATE AGENTS



45/2 MARCH STREET

PEEBLES, SCOTTISH BORDERS EH45 8ES



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WELCOME TO

45/2 MARCH STREET

This two-bedroom ground-floor flat is brought to market in excellent decorative order, enjoying bright and spacious interiors finished in neutral tones. The lovely home forms part of a traditional, C-listed building (dated 1886), which has a beautiful façade and a convenient location in the heart of the Peebles conservation area. It offers period charm and modern styling, and comes with private and communal gardens.

A shared entrance leads to the flat's front door which opens with a warm welcome into a central hall leading to all accommodation. The living/dining room is to the right, bathed in neutral décor and the rich tones of the varnished wooden floorboards and picture rail. It is an instantly inviting aesthetic, which is further elevated by a handsome fireplace that forms the focal point for comfy lounge furniture. Twin windows bring lots of light into the space, whilst a press cupboard provides handy storage. In the kitchen, there are base and wall cabinets alongside stone-effect worktops, backed by colourful splashback tiles. It has a south-facing aspect and light décor, ensuring a bright and cheerful cooking environment. An oven, gas hob, and extractor hood come integrated, with a freestanding fridge/freezer, and a washing machine also included.

Meanwhile, the two bedrooms are both spacious doubles finished in neutral tones to enhance an airy ambience. The principal bedroom further benefits from a press cupboard, a south-facing aspect, and a fitted carpet for underfoot comfort.







The second bedroom, on the other hand, has varnished wooden floorboards, adding a warm glow to the decoration. Finally, the three-piece bathroom features an overhead shower and a pleasing combination of tongue-and-groove panelling, white décor, and easy-to-clean wet walling. The property has gas central heating and traditional sash and case windows with secondary glazing (except the bathroom).

Outside, the home has a private front garden with leafy plants and it also has a substantial communal garden, which features sweeping lawns, a drying area, and patios for summer dining. In addition, it benefits from a refurbished (private) external store for housing items such as bikes, golf equipment, and garden tools. Unrestricted on-street parking is available in the area as well.

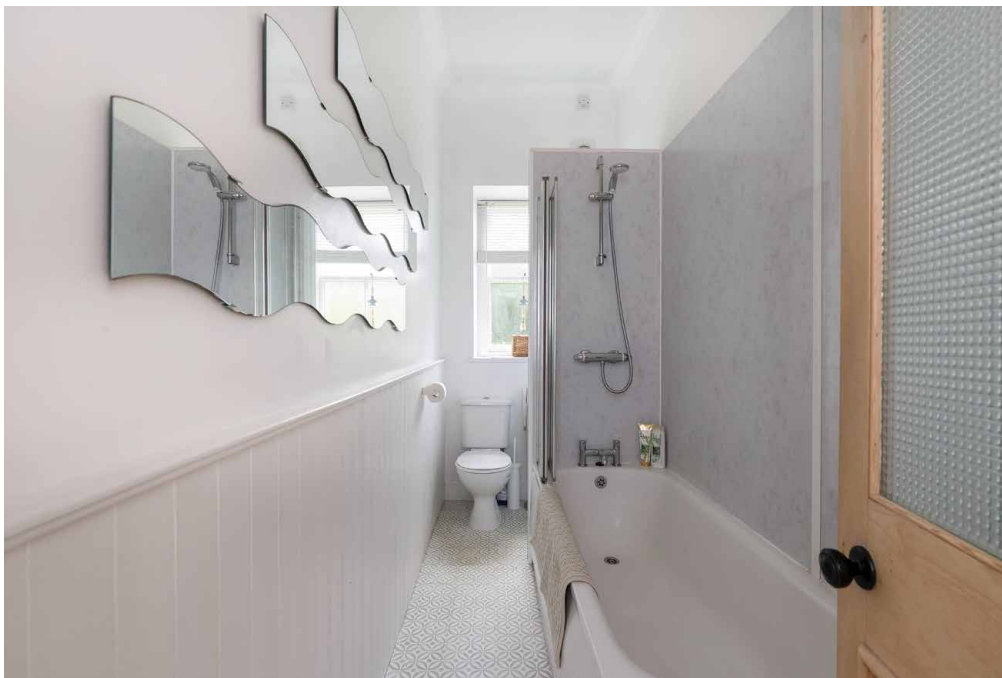
Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a freestanding fridge/freezer, and a washing machine to be included in the sale.

FEATURES

- Ground-floor flat in excellent decorative order
- Part of a traditional, C-listed building
- Located in the Peebles conservation area
- Neutral interiors with period charm
- Welcoming entrance hall
- Living/dining room with focal-point fireplace
- Fitted kitchen with south-facing aspect
- Two spacious double bedrooms
- 3pc bathroom with an overhead shower
- Private front garden with leafy plants
- Substantial communal garden and drying area
- Refurbished private external store
- Unrestricted on-street parking in the area
- Gas central heating and sash windows

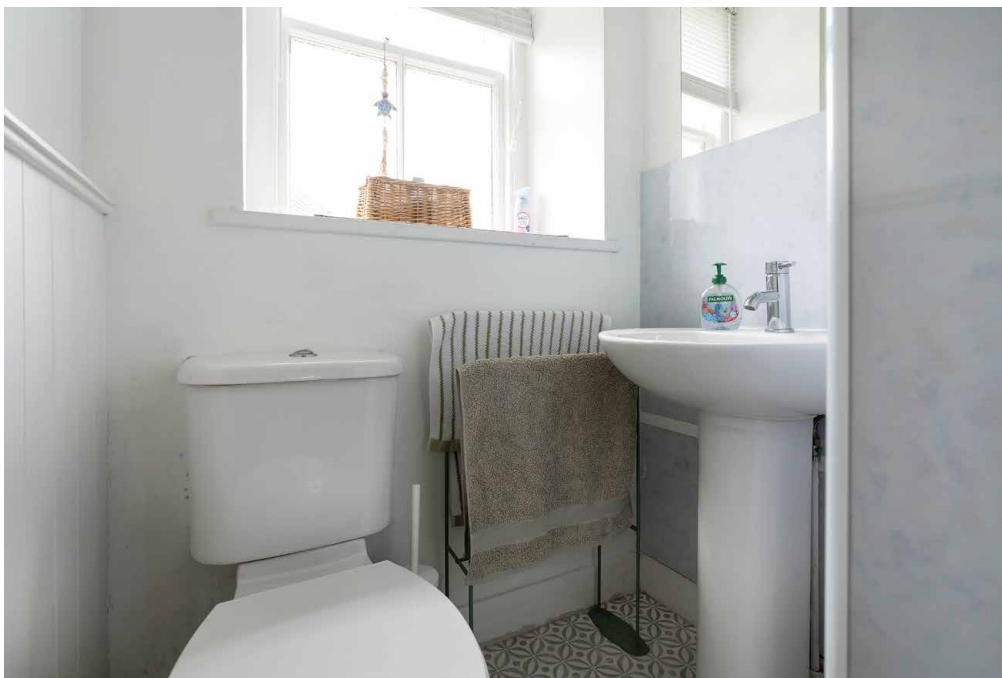






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"...A SUBSTANTIAL COMMUNAL GARDEN, WHICH FEATURES SWEEPING LAWNS, A DRYING AREA, AND PATIOS FOR SUMMER DINING..."



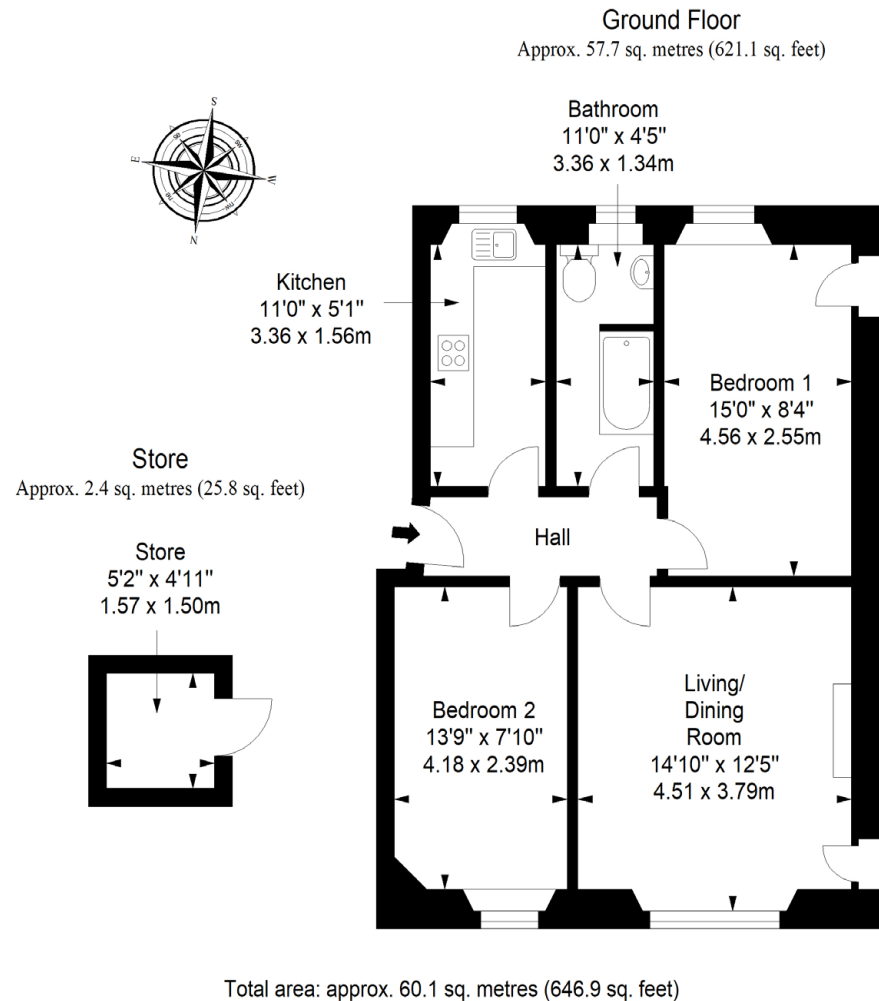


THE AREA

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



Property Office:

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

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