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# 4A HIGH STREET

PEEBLES, SCOTTISH BORDERS EH45 8SF



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# WELCOME TO

## 4A HIGH STREET

Located in the Peebles conservation area, this beautiful double-upper corner flat resides on the first and second floors of a striking B-listed Victorian building (1885) with corner turrets and a sandstone façade. Move-in ready, the property boasts period architecture and modern neutral interiors. It features a large open-plan reception area, a stylish kitchen, a bathroom and an en-suite. It also has two double bedrooms and offers delightful views over Peebles.

## THE HIGHLIGHTS

- A beautiful double-upper corner flat
- Part of a striking B-listed Victorian building
- Located in the Peebles conservation area
- Welcoming vestibule and hall with storage
- Open-plan breakfasting kitchen/living/dining room
- Two spacious double bedrooms
- Modern en-suite shower room
- Family bathroom with a handheld shower
- On-street parking in the vicinity
- Gas central heating and secondary-glazed sash windows

## TAKE A LOOK AROUND

Upon entering, you are warmly greeted by a vestibule and a hall with built-in storage. On the right is the open-plan breakfasting kitchen, living and dining room, which has an expansive footprint lined with sash windows for a cascade of daily sun.











Elegant neutral décor elevates the space further, along with the period cornice work and the curvature of the turret. The kitchen adds to the overall aesthetic too, enjoying a chic design with chunky wooden worktops and generous cabinet units in two different styles. It is a highly effective look that ensures excellent practicality as well. It incorporates a return that doubles as a breakfast bar and includes a selection of appliances.

## HEAD ON UP

Upstairs, a naturally-lit landing leads to the two double bedrooms, both of which are decorated in light neutral hues and with soft carpeting. The large principal suite has a wonderful array of multi-aspect windows, including a curved bay that forms the building's eye-catching turret. From its vantage point, this room also enjoys inspiring views over Peebles' High Street. For added luxury, it has a modern en-suite shower room as well. The second bedroom, framed by a feature fireplace and a vertical radiator, is also a spacious double that adds versatility to the home, allowing it to be used according to your needs. A three-piece family bathroom (with a handheld shower) finishes the accommodation. Gas central heating and secondary-glazed sash windows ensure year-round comfort.

## TOUR THE GROUNDS

Outside the flat, you are just a stone's throw from the wide variety of shops and eateries on Peebles' thriving High Street. Bus links are also a mere stroll away and there is on-street parking in the vicinity as well. It is a highly convenient location.









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TWO SPACIOUS  
DOUBLE BEDROOMS &  
A FAMILY BATHROOM







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4A HIGH STREET

## THE DETAILS

All fitted floor and window coverings, light fittings and shades, integrated appliances (double oven/microwave, ceramic hob, concealed extractor, and dishwasher), a freestanding fridge/freezer, tumble dryer, and a washing machine to be included in the sale.

## TELL US ABOUT

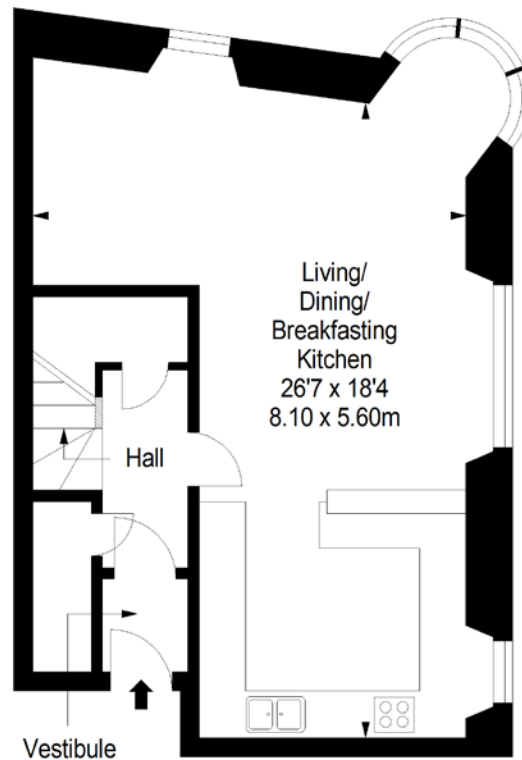
### PEEBLES

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

**First Floor**  
Approx. 48.4 sq. metres (521.0 sq. feet)

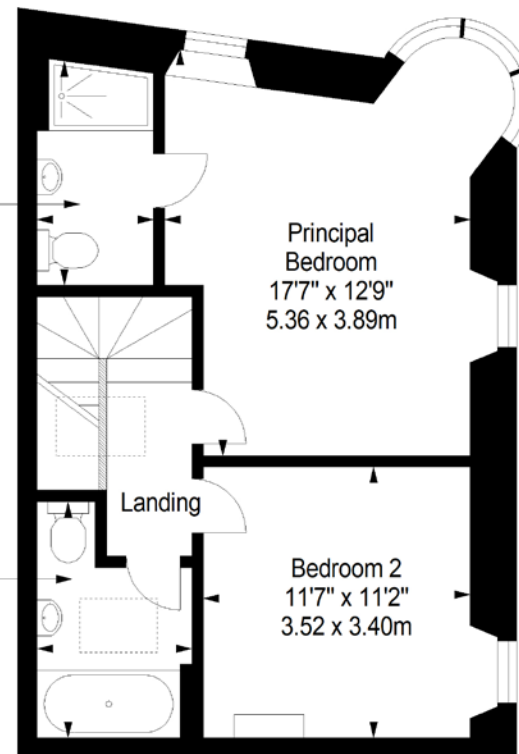


**Second Floor**  
Approx. 49.8 sq. metres (536.1 sq. feet)



En-suite  
9'0" x 4'5"  
2.75 x 1.34m

Bathroom  
9'11" x 6'7"  
3.02 x 2.00m



Total area: approx. 98.2 sq. metres (1057.1 sq. feet)

## Property Office:

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