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14 STATION BANK

PEEBLES, SCOTTISH BORDERS EH45 9SP



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WELCOME TO

14 STATION BANK

Enjoying a peaceful yet central address in sought-after Peebles, this spacious and versatile turn-key flat lies within an attractive modern development offering private garage parking, maintained shared gardens, and beautifully scenic surroundings. Set on the ground floor with two reception rooms, two bedrooms, ample storage, and two shower rooms (one en-suite), the flat has been freshly decorated and upgraded with new flooring and several new kitchen appliances. Elegant neutral styling is complemented by large picture windows set low to maximise natural light and leafy views across the gardens to the hills beyond. Altogether, it presents a functional, low-maintenance, and comfortable option, ideal for professionals, families, or retirees.



THE HIGHLIGHTS

- Bright and versatile ground-floor flat in turn-key condition
- Secure communal entrance vestibule
- Entrance hall with storage
- Dual-aspect living room with a living flame fire
- Formal dining room/Bedroom 3
- Well-appointed integrated kitchen with mostly new appliances
- Two double bedrooms with fitted wardrobes
- En-suite shower room to the principal bedroom
- Separate main wet room
- Attractive shared gardens
- Private single garage and additional on-site parking
- Gas central heating and double glazing





TAKE A LOOK AROUND

A communal vestibule (with secure entry) leads into an entrance hall with cupboard storage, which in turn opens into a light-filled, well-proportioned living room with soft carpeting throughout for a welcoming, homely feel. This ambience is further enhanced by a focal living flame fire set within an understated classical surround. Also reached from the hall via double doors is the formal dining room (ideal as a third bedroom), which sits conveniently beside a bright, fully integrated kitchen. In addition to a good selection of shaker-inspired cabinets and downlit workspace, the well-equipped kitchen features a newly installed oven, gas hob, dishwasher, and fridge freezer, alongside a microwave, extractor, and washer dryer.

The home's two double bedrooms both enjoy comfortable carpeting, a sunny aspect, and the practicality of fitted wardrobes. The principal bedroom further benefits from a tastefully styled en-suite shower room with built-in vanity storage, whilst a spacious, equally stylish wet room, also offering ample storage for toiletries, completes the accommodation. The property is kept warm and efficient by gas central heating and double glazing.

THE DETAILS

Extras: The sale includes all fitted flooring, window coverings, light fittings, and integrated appliances.

Factor: Managed by Trinity Factors - monthly charge (2025/26): £149.22.





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PRIVATE SINGLE GARAGE
AND ADDITIONAL
ON-SITE PARKING





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TOUR THE GROUNDS

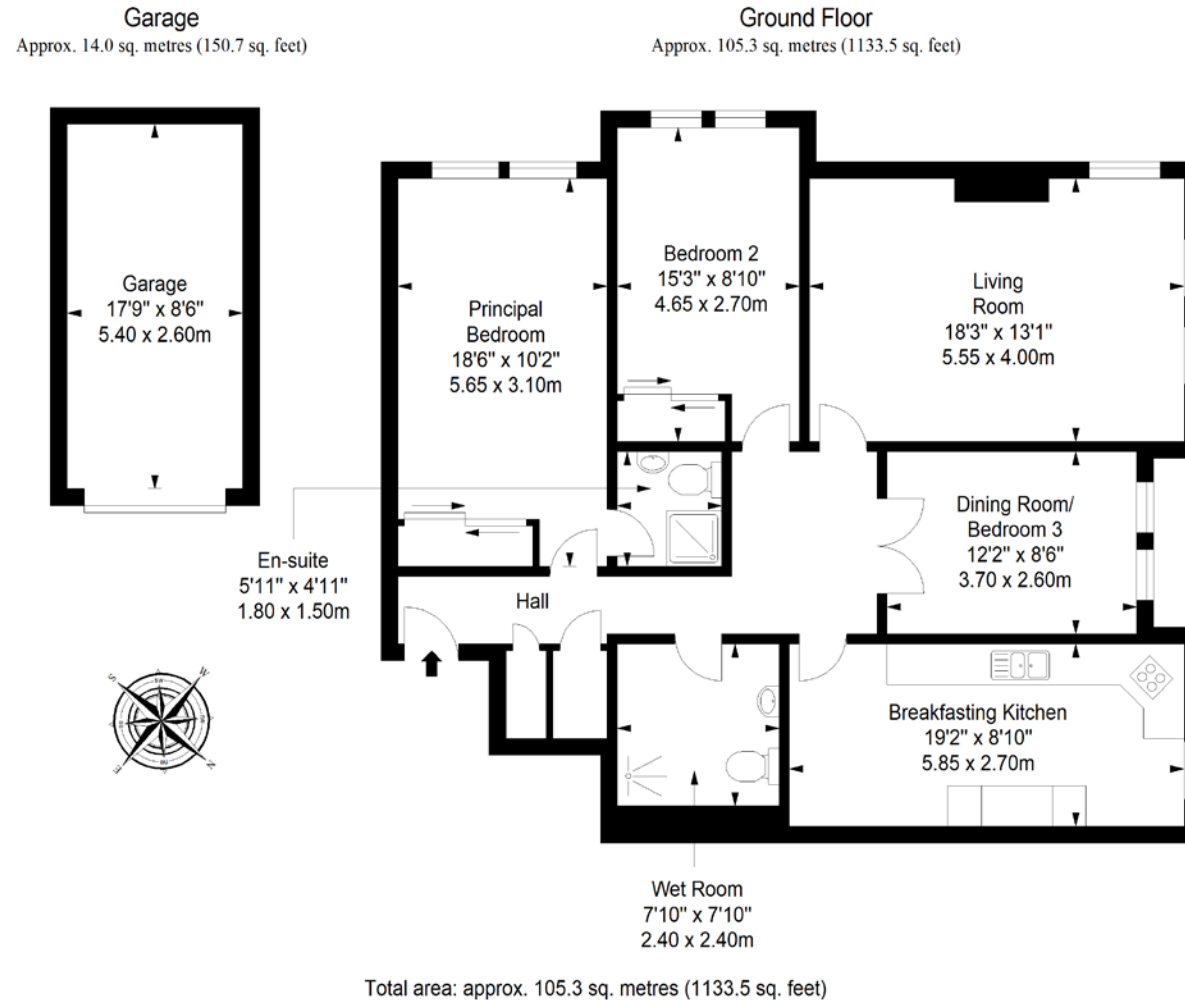
The neatly maintained development is set within manicured shared gardens for residents' enjoyment. There is convenient on-site parking, along with the valuable benefit of a secure single garage for private use.

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, but also benefits from 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 arts events throughout the year. There are also a number of 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 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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