



3 Venlaw Castle, Peebles, Peeblesshire, EH45 8RD  
Offers Over £290,000





A modern ground-floor three-bedroom flat combining contemporary elegance with classic charm, thoughtfully designed to harmonise with its unique Castle conversion setting in the picturesque Borders town of Peebles.





#### DESCRIPTION:

With an inviting ambiance, 3 Venlaw Castle provides spacious and stylish interiors that seamlessly blend historic architectural elements with modern comforts, whilst offering 924 square feet of comfortable accommodation, and the added advantage of a sunny, south-facing private garden. Enjoying a peaceful elevated position just a short stroll from the vibrant town centre with its excellent selection of coffee shops, bars, restaurants, and shops, this property is sure to appeal to a wide range of buyers, early viewing comes highly recommended.

Accessed via shared hallway with secure entry call system, the tastefully decorated internal accommodation comprises; a warm and welcoming entrance hallway which provides access to all rooms and includes two spacious, practical storage cupboards. Enjoying views over the private garden via dual-aspect windows to the front and side, the spacious sitting room offers ample room for both lounge and dining furniture, creating an ideal space for both relaxation and entertaining. Adjacent, the kitchen features a stylish selection of contemporary wall and base units equipped with integrated appliances including an electric oven, induction hob, cooker hood, washing machine, dishwasher, and a fridge freezer. A window to the rear allows in the natural light, while plenty of space for a bistro-style table and chairs offers a charming spot for informal dining. The fabulous principal bedroom offers a peaceful retreat and features a double built-in wardrobe, and uniquely positioned with the building's turret, a spacious circular en-suite shower room adds a touch of luxury and convenience. Additionally, there are two further double bedrooms, both with garden views, and the smaller room offers the flexibility to function as a separate home office if desired. Completing the accommodation is a three-piece bathroom incorporating a WC, vanity wash hand basin, and a large double ended panelled bath with shower head tap.

#### OUTSIDE:

Externally; the property boasts a private and spacious south-facing garden that enjoys plenty of sunlight, creating an inviting outdoor space filled with a variety of lush plantings, along with a well-designed patio area ideal for alfresco dining and relaxed lounging during the warmer months, a perfect spot to unwind, entertain, and enjoy the views. The garden is fully encased in timber fencing. Additionally, the property includes two allocated parking spaces for added convenience.

#### LOCATION:

The Royal Burgh of Peebles is a thriving market town and the third largest in the Borders, with a population of around 9,000. It offers an ideal country lifestyle, featuring fishing, hillwalking, mountain biking, horse riding, and golf. The Gytes Leisure Centre provides a variety of activities for all ages, while Glentress Forest, located just 4 miles away, is known for its excellent mountain biking trails. Cultural enthusiasts can enjoy performances at the Eastgate Theatre & Arts Centre and various festivals, including the historic week-long Beltane Festival, Arts Festival, Agricultural Festival, Rugby Sevens. Peebles' High Street boasts an excellent range of independent shops as well as some high street favourites, popular restaurants, a health centre, banks, and schools. The town is conveniently located within commuting distance of Edinburgh, accessible by frequent bus services and the A703, which connects to the Edinburgh City Bypass and the airport for UK and international travel.





#### SERVICES:

Mains water and drainage. Mains electricity. Vaillant heat pump system. Double glazed windows throughout. Telephone with FTTP fibre broadband connection.

#### DEVELOPMENT FACTOR:

The communal areas of the development are managed by Charles White Ltd with a current monthly charge of approximately £97.00. This includes buildings insurance, and general upkeep of the communal areas or the property and garden grounds.

#### ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, blinds throughout, and the integrated kitchen appliances will be included in the sale of the property.

#### COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category F. Amount payable for year 2024/2025 - £2,992.91. The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

#### EPC RATING:

The Energy Efficiency Rating for this property is B (81) with potential B (82).

#### VIEWING ARRANGEMENTS:

Viewings of this property are strictly by appointment. For more information or to arrange an appointment, please contact JBM Estate Agents on 01721 540170.

#### HOME REPORT:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us to request a copy.

#### CLOSING DATE:

A closing date may be fixed, however, there is no requirement for the seller to fix a closing date when more than one interest is noted. JBM Estate Agents is entitled to accept their client's instructions to accept an incoming offer without having a closing date and without giving other parties who may have noted interest an opportunity to offer. Prospective purchasers who have notified their interest through their lawyers to JBM Estate Agents, in writing, will be advised of a closing date if set unless the property has been sold previously.

#### OFFERS:

Formal offers should be submitted to the Selling Agents in Scottish legal form: JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. Telephone: 01721 540170, Fax 01721 520104. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase. Viewers should be advised that even after an acceptable written offer has been received, in the event of any unreasonable delay by the purchaser in concluding missives, the Selling Agents reserve the right to resume viewings.

#### IMPORTANT NOTE:

While we believe the information provided to be accurate, it is not guaranteed. All areas, measurements, and distances are approximate. The descriptions, photographs, and floorplans are intended for guidance only and are not necessarily comprehensive. It should not be assumed that the property remains exactly as photographed. Any error, omission, or misstatement shall not annul the sale, entitle any party to compensation, nor provide grounds for legal action. JBM Estate Agents have not tested any services, equipment, or facilities. Prospective purchasers are advised to satisfy themselves by inspection or otherwise and to seek their own professional advice. All descriptions and references to the property's condition are made in good faith. While every effort is made to ensure accuracy, please contact us to confirm any details of particular importance to you, especially if you are planning to travel a considerable distance.

#### ANTI-MONEY LAUNDERING REGULATIONS:

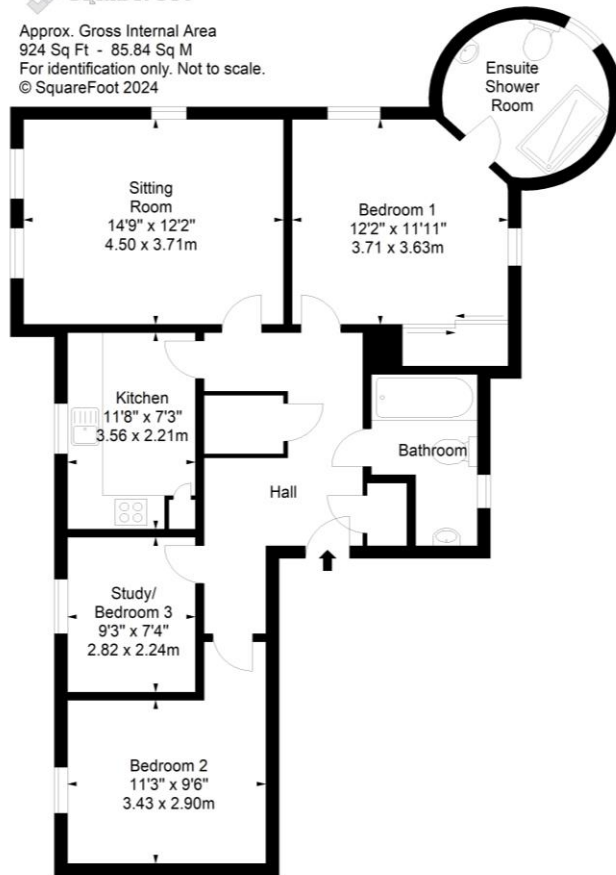
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer, and in order to comply with the necessary regulations, any offer presented to us must be accompanied by certified photographic evidence of the buyer's identity and separate certified evidence of the buyer's residential address before any acceptance of the offer can be confirmed. Alternatively, if certified documentation is not available, the buyer must attend our office with their original documents. Please note, that until satisfactory documents have been provided and our checks have been fully completed, we are unable to mark the property as "under offer." You should also be aware that we are required by law to report to government authorities any evidence or suspicion regarding money laundering and that we are explicitly prohibited from notifying you of the fact that any such report has been made.



Apartment 3,  
Venlaw Castle,  
Edinburgh Road,  
Peebles,  
Scottish Borders, EH45 8RD



Approx. Gross Internal Area  
924 Sq Ft - 85.84 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



First Floor



**Please note:** A. As these particulars have been prepared solely for the guidance of prospective purchasers, they can never constitute part of any offer or contract. B. Any measurements are taken at the widest point in each room where practical by way of mechanical or electronic devices, and no warranty is given as to the accuracy of any such measurements. C. Whilst every reasonable effort has been made to verify any statement description or other comment within these particulars, any purchasers must make their own enquiries and satisfy themselves. D. The seller will not be bound to accept the highest or indeed any other offer for the property at a closing date. E. The receipt or intimation of a note of interest by any third party will not oblige the vendor to fix a closing date. The decision to fix a closing date, or whether to accept any offer at a closing date or otherwise, remains in the sole discretion of the vendor.



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