



5 Venlaw Castle, Peebles, Peeblesshire, EH45 8RD
Offers Over £245,000



Bursting with traditional charm and rich in character, a magnificent one-bedroom upper-ground apartment set within the striking Venlaw Castle, perfectly perched on the hill of Ven Law in the picturesque Borders town of Peebles.



DESCRIPTION:

Exuding timeless elegance and character, this stunning apartment occupies 797 square feet within the historic building with a spectacular open plan living, kitchen, and dining space at its heart. Set amid beautifully maintained shared gardens and woodlands, the property offers a tranquil retreat with ample opportunity for scenic walks and outdoor enjoyment. Just moments from Peebles vibrant High Street, it combines unrivalled charm with modern convenience, presenting a rare opportunity to own a piece of history in a picturesque setting.

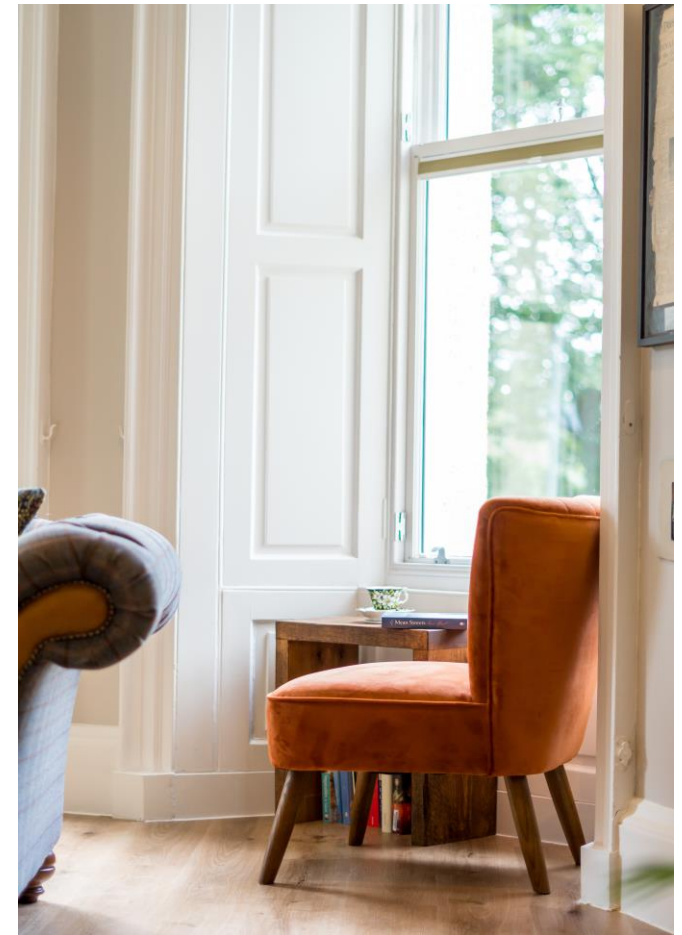
Approached via a tree-lined driveway that creates an impressive first impression, the property is entered through the original doorway into a shared hallway. The tastefully presented interior opens with a welcoming entrance hall, offering access to all rooms as well as a practical storage cupboard. With a large, attractive bay window framing a leafy rear outlook, the superb open plan living area, incorporating a contemporary kitchen, provides a fabulous and highly enjoyable space. From soaring ceilings adorned with original ornate cornicing to the striking fireplace featuring a fixed portrait of Alexander Stevenson, the original owner of Venlaw Castle, this room beautifully showcases the seamless blend of historic charm and modern living. With ample space to accommodate both lounge and dining furniture, this sophisticated space offers the perfect setting for moments of relaxation as well as stylish entertaining with friends and family. The kitchen is fitted with an impressive selection of sleek wall and base units, complemented by stylish worktops incorporating a Belfast sink. Integrated appliances include an electric oven and hob, dishwasher, washing machine, and fridge freezer. The comfortable double bedroom enjoys leafy rear views framed by an elegant arched window, the perfect spot to unwind, while double fitted wardrobes add a touch of practicality to its charm. Completing the accommodation of this fabulous abode is the extremely spacious bathroom finished with a four-piece suite incorporating a WC, wash hand basin, panelled bath, and an enclosed shower unit. Dual aspect opaque windows to the front and side of the building bathe the space in natural light.

OUTSIDE:

Externally; although there are no private gardens with this apartment, it is set within beautiful, shared gardens. These include a landscaped area with a luscious lawn, and an attractive paved patio framed by stone walling and mature shrubbery. Tucked away, you will also find a secluded walled terraced area, an ideal spot for morning coffee or quiet moments with a good book. Beyond the gardens, the surrounding woodland offers wonderful opportunities for exploring with access to further open countryside, and cycle paths on the doorstep. For added convenience, the property also comes with two allocated parking spaces.

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. FTTP fibre broadband connection available.

DEVELOPMENT FACTOR:

The communal areas of the development are managed by Charles White Ltd with a current annual charge of approximately £1,400. 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 C. Amount payable for year 2025/2026 - £1,859.65. 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 C (70) with potential C (71).

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:

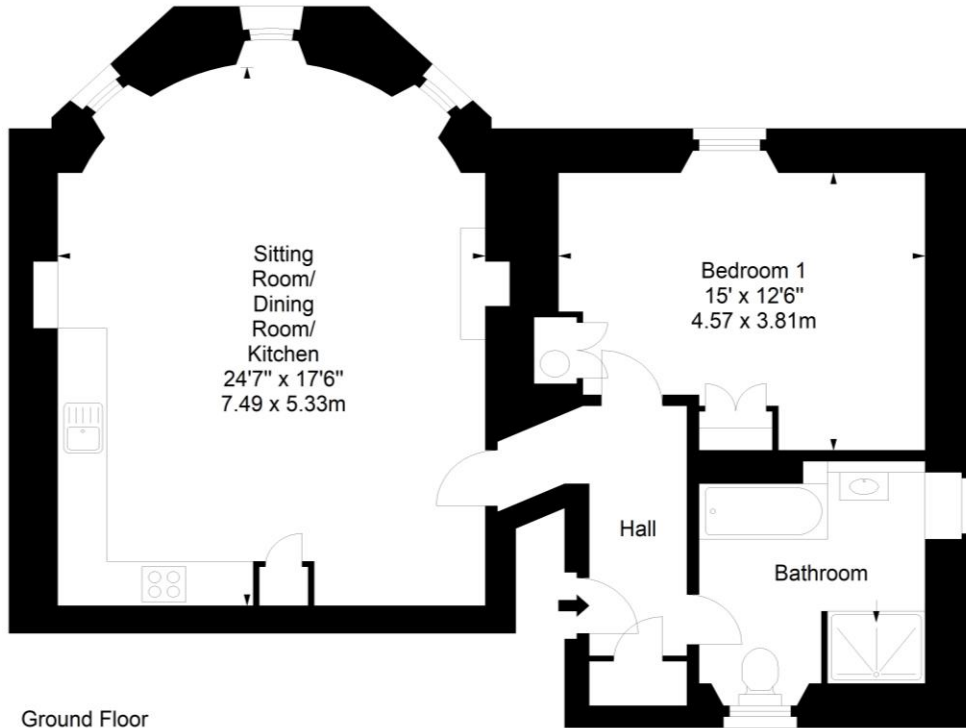
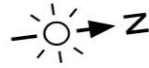
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer, and in order to comply with the necessary regulations, any offer presented to us must be accompanied by certified 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.

Particulars prepared September 2024.

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



Approx. Gross Internal Area
797 Sq Ft - 74.04 Sq M
For identification only. Not to scale.
© SquareFoot 2025



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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