



5 Venlaw Castle Apartment  
PEEBLES | EH45 8RD

**warners**  
solicitors & estate agents



## 5 Venlaw Castle Apartment

PEEBLES | PEEBLES | EH45 8RD

Set within the striking Venlaw Castle and enjoying an elevated upper-ground position, this beautifully finished one-bedroom apartment blends historic charm with modern comfort in a peaceful woodland setting. Extending to around 797 sq ft, it offers a rare sense of privacy whilst remaining just a short walk from Peebles' bustling High Street. A welcoming hall leads into an impressive open-plan living, dining and kitchen space, centred around a stunning bay window with views across the landscaped grounds. Elegant period features, including ornate cornicing and a feature fireplace, sit alongside a contemporary kitchen with quality units, integrated appliances and a Belfast sink. The double bedroom includes fitted wardrobes and a charming arched window, complemented by a generous four-piece bathroom with separate shower. Beautifully maintained communal gardens surround the property, offering lawns, seating areas and woodland walks. Two private parking spaces are included. Ideally placed for Peebles' shops, cafés, leisure facilities and excellent transport links to Edinburgh, this is a seldom-available home in one of the Borders' most desirable settings.

- Unique one-bedroom upper-ground apartment within historic Venlaw Castle
- Peaceful woodland setting with beautifully landscaped shared gardens
- Welcoming entrance hallway with storage
- Striking open-plan living, dining and kitchen space with feature bay window
- Double bedroom with fitted wardrobes
- Contemporary kitchen with integrated appliances and Belfast sink
- Generous four-piece bathroom with separate shower
- Two allocated parking spaces and residents parking
- Air source heating
- Excellent access to Edinburgh via A703 and regular bus services

All fixtures and fittings will be included in the sale. Furniture and original artwork can be negotiated separately.

Council Tax Band C and EPC C

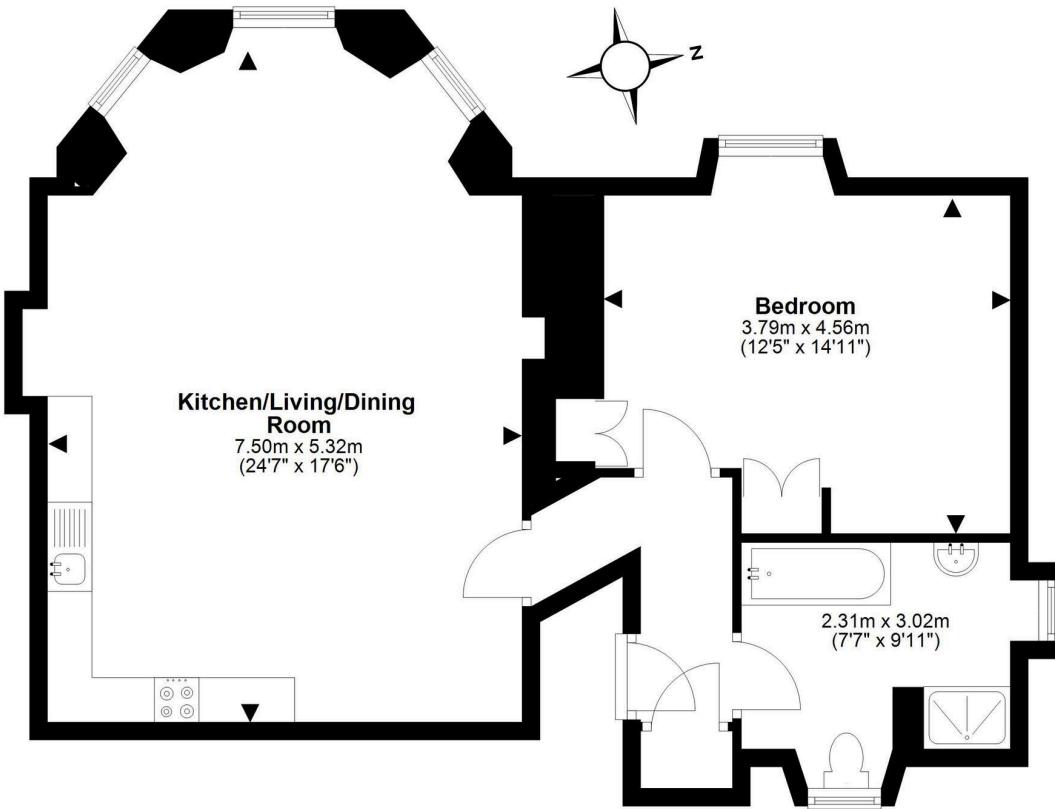
Factor fee approximately £1205.83 per annum payable to Charles White Factors.

**PRICE & VIEWING:** Please refer to our website, [www.warnerslplp.com](http://www.warnerslplp.com) or call us on 0131 667 0232.



The Royal Burgh of Peebles lies on the banks of the River Tweed and is situated some 23 miles south of Edinburgh. This highly regarded market town boasts a range of amenities which are quite exceptional, with small specialist shops, High Street Outlets and well reputed bars and restaurants all on offer. Situated as it is close to some of the Borders finest open countryside, the area is perfect for those enjoying outdoor pursuits, including hill walking, fishing, tennis, golf and mountain biking at the renowned Glentress Forest. The area supports the usual banks, building societies and postal service facilities. Other places of interest include Peebles Hydro, Stobo Castle, Traquair House, Dawyck Botanic Gardens and Neidpath Castle, and the town plays host to the Peebles Jazz Festival and the Arts Festival each year. Schooling is well represented from nursery to senior level. Peebles is well situated for those commuting to Edinburgh and is within easy reach of excellent road links and the motorway network system.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.