



5 Venlaw Castle Apartment
PEEBLES | EH45 8RD


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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 peace whilst remaining just a short walk from Peebles' bustling High Street.

The impressive open-plan living, dining and kitchen space, centres around a stunning bay window with views across the Peebles hills. Elegant period features, including exclusive, ornate cornicing and a feature fireplace, boasts an intriguing portrait of the original owner - Alexander Stephenson, once the sheriff of Peebles and a contemporary of Sir Walter Scott. This unique feature sits comfortably alongside a contemporary kitchen, integrated appliances and a Belfast sink.

The double bedroom includes fitted wardrobes and a charming arched window overlooking the surrounding woodland. The generously proportioned four-piece bathroom boasts two elegant arched windows. The ceilings are high throughout, as befits a home for a statesman in the eighteenth century. 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.

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

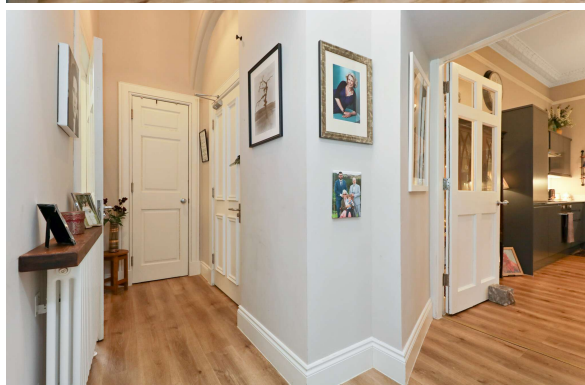
Council Tax Band C and EPC C. Factor fee approximately £1206 per annum.

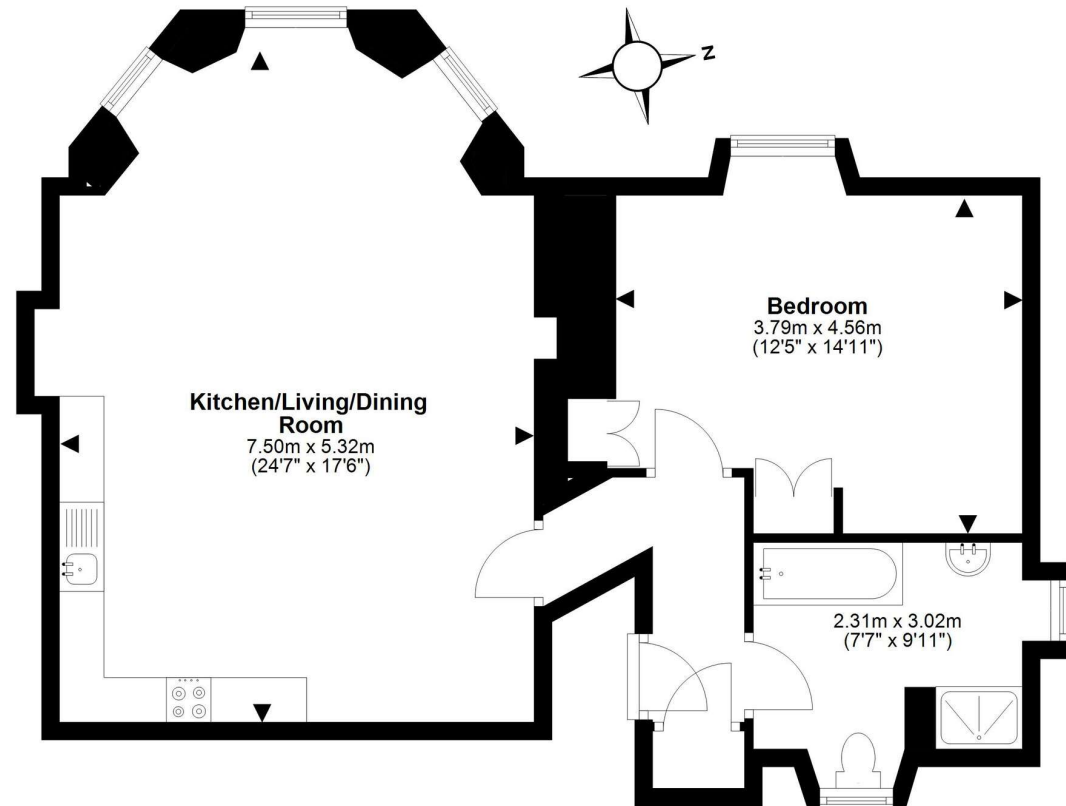
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



- 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.

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.