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APARTMENT 5, VENLAW CASTLE

EDINBURGH ROAD, PEEBLES, SCOTTISH BORDERS EH45 8RD



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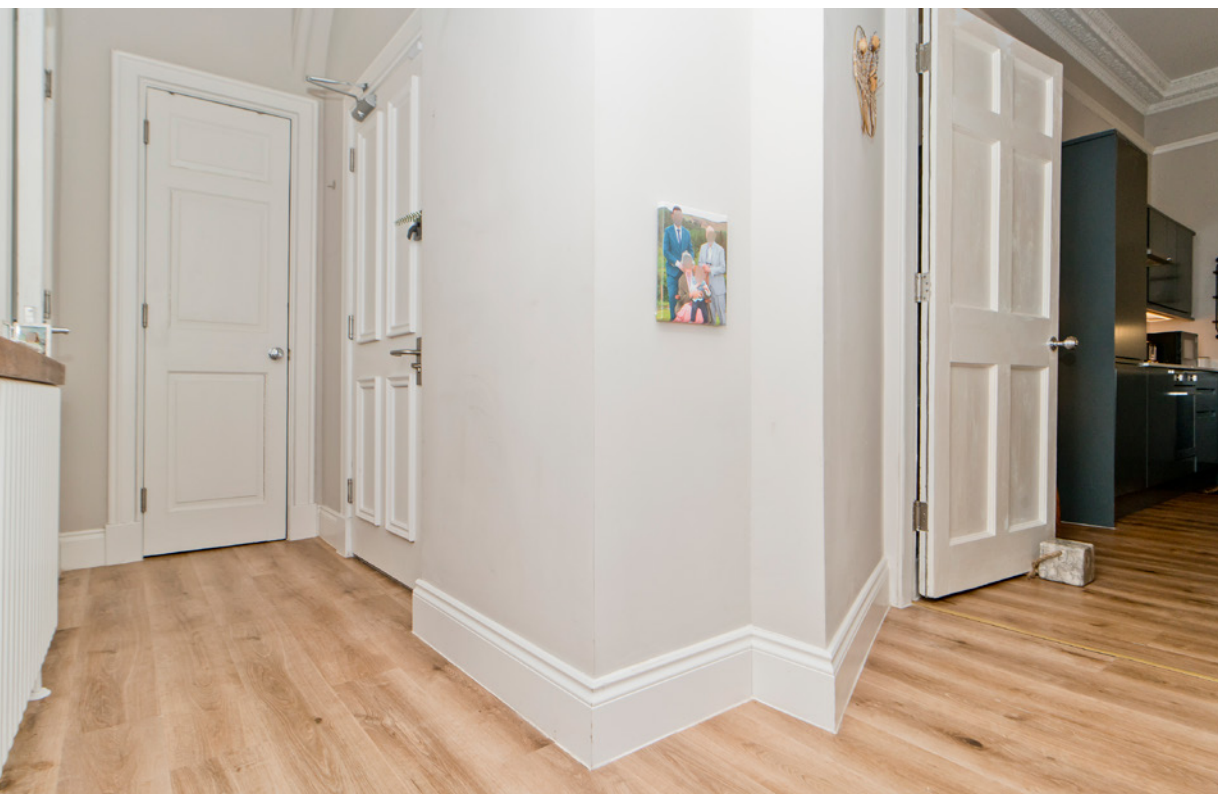
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WELCOME TO

APARTMENT 5, VENLAW CASTLE

This stunning one-bedroom upper ground-floor flat forms part of the B-listed Venlaw Castle, a magnificent Georgian building (1782) with Victorian additions. Set amongst breath-taking scenery on the hill of Venlaw, it offers a peaceful and picturesque lifestyle in a secluded part of Peebles, brimming with rich character and refinement. It has a beautiful tree-lined approach too, and striking architecture that promises historic elegance from the outset. The interiors blend original features with stylish decoration and high-end fixtures, boasting an expansive open-plan reception room that spans over 472 square feet, an ultra-modern kitchen, and a four-piece bathroom. It also comes with private allocated parking.

THE HIGHLIGHTS

- A stunning upper ground-floor flat in sought-after Peebles
- Part of the historic (B-listed) Venlaw Castle
- Stylish interiors with lots of original features
- Two parking spaces allocated to the flat
- Shared garden with lots of nearby walks
- Welcoming entrance hall with built-in storage
- Large open-plan kitchen/living/dining room
- Ultra-modern kitchen with luxury worktops
- Double bedroom with a built-in wardrobe
- Four-piece bathroom with a shower cubicle





TAKE A LOOK AROUND

Inside Venlaw Castle, a shared foyer and stairwell lead up to the flat, which opens into a hall with built-in storage. On-trend neutral décor and a wood-toned floor set the high standards, flowing naturally into the open-plan kitchen, living and dining room. Here, the sophisticated interior design is enhanced by a soaring ceiling and a bay of arched windows (which form part of a Scots Baronial tower). Period cornicing and a picture rail highlight the lofty proportions, while a stunning feature fireplace forms a commanding focal point, set below an original portrait of Alexander Stevenson (the first owner of Venlaw Castle). The ultra-modern kitchen brings further style to the space, featuring handle-less cabinetry and luxury worktops. It has a fashionable colour scheme, as well as under-unit lighting and integrated appliances.

BEDROOM & BATHROOM

The double bedroom spans a generous 193.5 sq ft and features a built-in wardrobe, along with a separate water tank cupboard offering additional storage space. It has elegant décor and plush carpeting, as well as an arched window. Conveniently next door, the dual-aspect bathroom has a modern design, fitted with a four-piece suite that includes a shower cubicle.



TOUR THE GROUNDS

Venlaw Castle sits within carefully maintained communal grounds, including a shared garden laid with neat lawns and a patio. The surrounding woodland and countryside also ensure lots of opportunities for idyllic walks and cycle rides. Furthermore, the flat benefits from two allocated parking spaces directly in front of the entrance to the property.





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DOUBLE BEDROOM WITH
TWO BUILT-IN WARDROBES





THE DETAILS

Air Source Heat Pump (via a Vaillant heat pump system) and heritage-style double glazing ensure optimal comfort and efficiency. All fitted floor and window coverings, light fittings, and integrated kitchen appliances (electric hob, oven, fridge/freezer, Belfast sink, dishwasher, and washing machine) to be included in the sale.

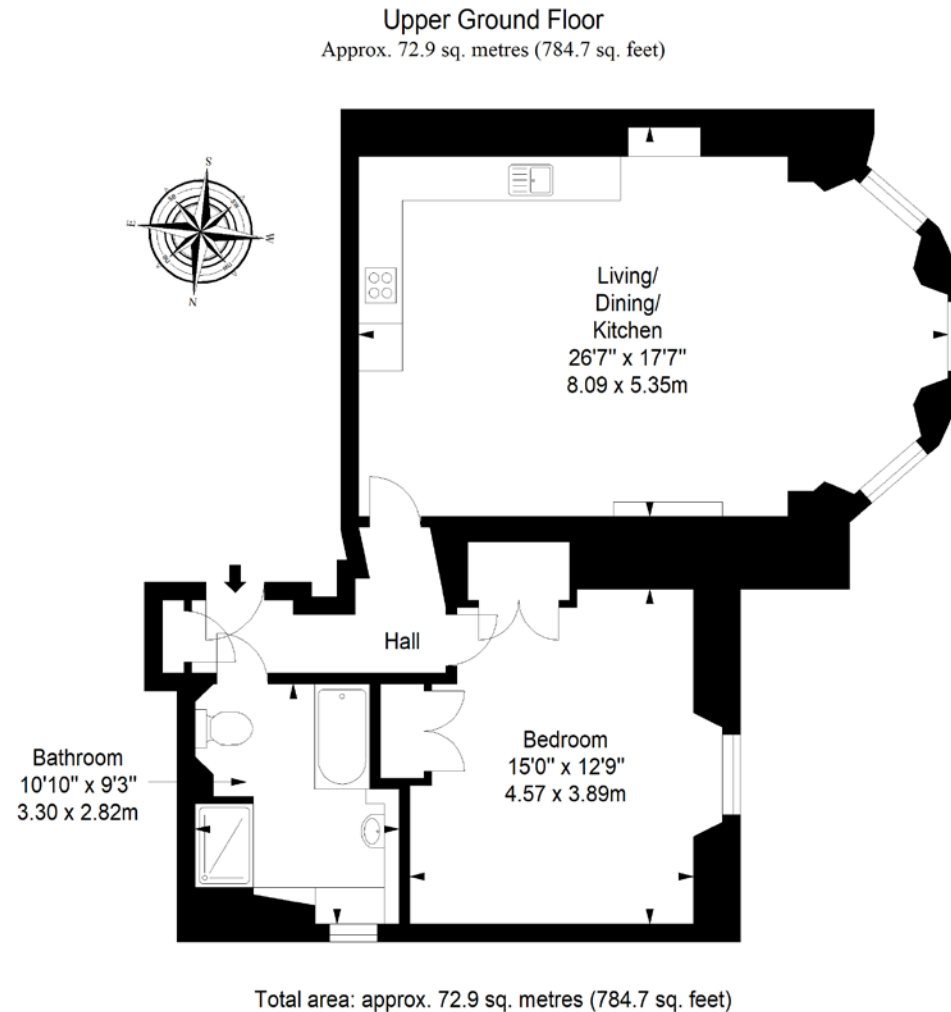
Factor: Venlaw Castle is factored by Charles White for approximately £1,400 per year. This fee includes buildings insurance and the upkeep of communal areas, including the garden grounds.

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 as well as 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 events throughout the year. There are also several 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 Scottish 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



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