



BLACKWOOD & SMITH LLP
SOLICITORS & ESTATE AGENTS



47/4 MARCH STREET

PEEBLES, SCOTTISH BORDERS EH45 8ES



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WELCOME TO

47/4 MARCH STREET, PEEBLES

Forming part of a C-listed Victorian building (1886), this traditional first-floor flat has a highly desirable location in the Peebles conservation area. It is brought to market in move-in condition, offering light-filled rooms finished in attractive neutral hues. It boasts a comfortable living/dining area, a well-appointed kitchen, two double bedrooms, and a quality three-piece bathroom. Adding further appeal, the home also benefits from private and communal gardens.



THE HIGHLIGHTS

- A first-floor flat in move-in condition
- Part of a C-listed Victorian building
- Set in the Peebles conservation area
- Well-kept private and communal gardens
- Welcoming entrance hall
- Elegant living and dining room
- Fitted kitchen that is well appointed
- Two bright and airy double bedrooms
- Modern bathroom with overhead shower
- Unrestricted on-street parking





TAKE A LOOK AROUND

The flat begins with an inviting entrance hall with crisp white décor and a wood-toned floor. The living/dining room is to the right. Here, understated décor creates an elegant environment, along with a fitted carpet for optimal comfort. It is well-proportioned for both lounge and dining furniture, and is brightly illuminated by twin windows. A handsome feature fireplace adds the finishing touch. On the opposite side of the hall, the kitchen has a monochrome-inspired colour palette with white cabinets and granite-effect worktops backed by matching splashbacks. It offers excellent storage and workspace, and includes a selection of appliances (integrated oven and gas hob, and an undercounter washing machine).

BEDROOMS AND BATHROOM

The two bedrooms are both bright and airy doubles, enjoying neutral décor and soft carpets. The principal bedroom has the larger footprint, while the second bedroom has the benefit of a shelved recess for display items. A modern three-piece bathroom, with a drenching overheard rainfall shower, completes the home. Gas central heating and double glazing ensure year-round comfort and efficiency.



THE DETAILS

All fitted floor coverings, window blinds, light fittings, integrated kitchen appliances, and a washing machine to be included in the sale. A brand-new fridge and freezer, and the living room sofa are available by separate negotiation.





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TWO BRIGHT AND AIRY
DOUBLE BEDROOMS AND A
MODERN BATHROOM WITH
OVERHEAD SHOWER





TOUR THE GROUNDS

Outside, there is a private rear garden with a low-maintenance design for enjoying the summer months. It has two private sheds (one with power) and opens out onto a communal garden that is laid to lawn and with shared drying facilities. Unrestricted on-street parking is also available to the front.

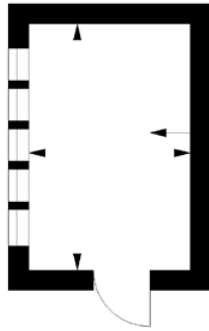
TELL US ABOUT

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.

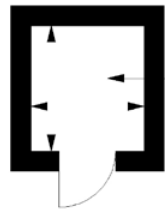
FLOORPLAN

Shed
Approx. 6.1 sq. metres (65.7 sq. feet)



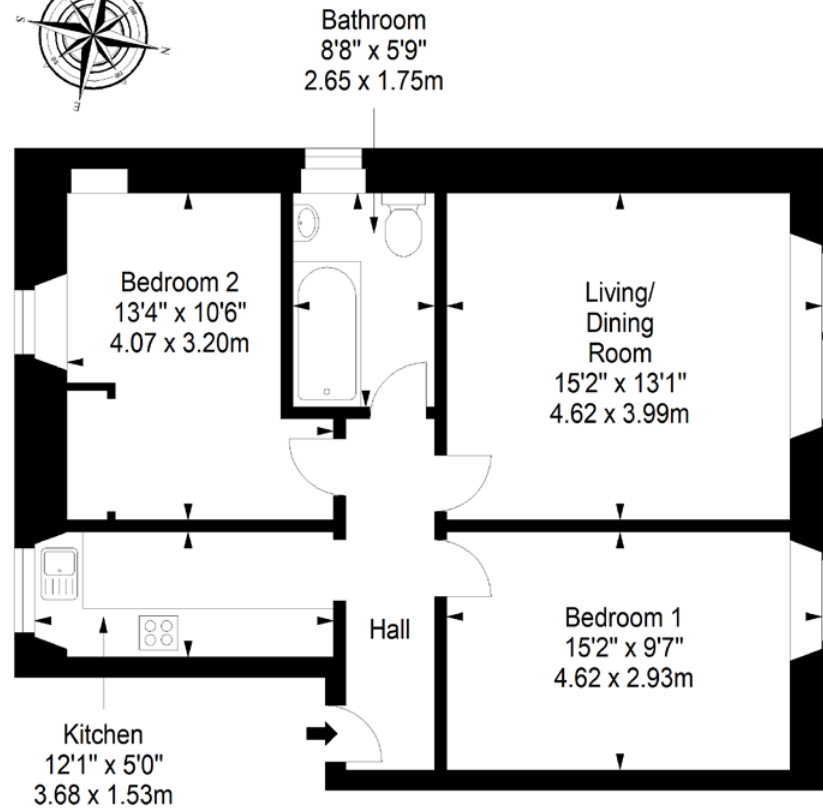
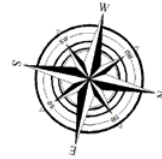
Shed
10'0" x 6'7"
3.05 x 2.00m

Shed
Approx. 2.2 sq. metres (23.7 sq. feet)



Shed
5'1" x 4'8"
1.55 x 1.42m

First Floor
Approx. 61.8 sq. metres (665.2 sq. feet)



Total area: approx. 61.8 sq. metres (665.2 sq. feet)

Property Office:

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