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SOLICITORS & ESTATE AGENTS



2C EASTGATE

PEEBLES, SCOTTISH BORDERS EH45 8AD



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WELCOME TO

2C EASTGATE

Brought to market in walk-in condition, this one-bedroom first-floor flat features spacious interiors with a blank canvas of décor and modern finishings throughout. It offers a large open-plan reception area with an on-trend kitchen, excellent storage in the double bedroom, and a high-quality three-piece bathroom. The property also has a highly desirable location in the heart of Peebles, set just a stone's throw from the High Street and a wealth of amenities.

THE HIGHLIGHTS

- A spacious first-floor flat in walk-in condition
- Desirable location in the heart of Peebles
- Secure telephone-entry system
- Welcoming entrance hall
- Large open-plan kitchen/living/dining room
- Separate utility room for laundry and storage
- Spacious double bedroom with built-in storage
- Modern bathroom with overhead rainfall shower
- On-street parking available in the vicinity
- Gas central heating and double-glazed windows







TAKE A LOOK AROUND

The flat is accessed via a secure telephone-entry system and shared stairwell, the front door opening into an entrance hall defined by neutral décor and a wood-toned floor. It is a welcoming introduction which continues (along with the attractive styling) into the open-plan kitchen, living and dining room. Just under 380 square feet, this expansive reception area affords lots of floorspace for an assortment of furnishings, creating a sophisticated environment for everyday use. Twin windows to the southeast also flood the room in a cascade of natural light throughout the entire day. Furthermore, the kitchen adds to the room's modern appeal as well. It features a monochrome-inspired palette with sleek, handle-less cabinetry in white alongside granite-effect worktops that seamlessly blend with the matching splashback panels. Integrated appliances reinforce the ultra-modern aesthetic too (oven, gas hob, statement extractor, fridge/freezer, and dishwasher). A separate utility room offers a quiet locale for laundry and further storage.

THE BEDROOM & BATHROOM

Like the living area, the bedroom also enjoys a southeast-facing aspect and a spacious footprint. It continues the neutral styling too, while adding a plush carpet for underfoot comfort. Two built-in cupboards finish the space, ensuring excellent storage for clothes and belongings. A three-piece bathroom completes the accommodation, providing modern fixtures and fittings which include a WC suite with storage and counterspace, a ladder-style towel radiator, and a P-shaped bath with an overhead rainfall shower. Gas central heating and double glazing ensure year-round comfort and efficiency.

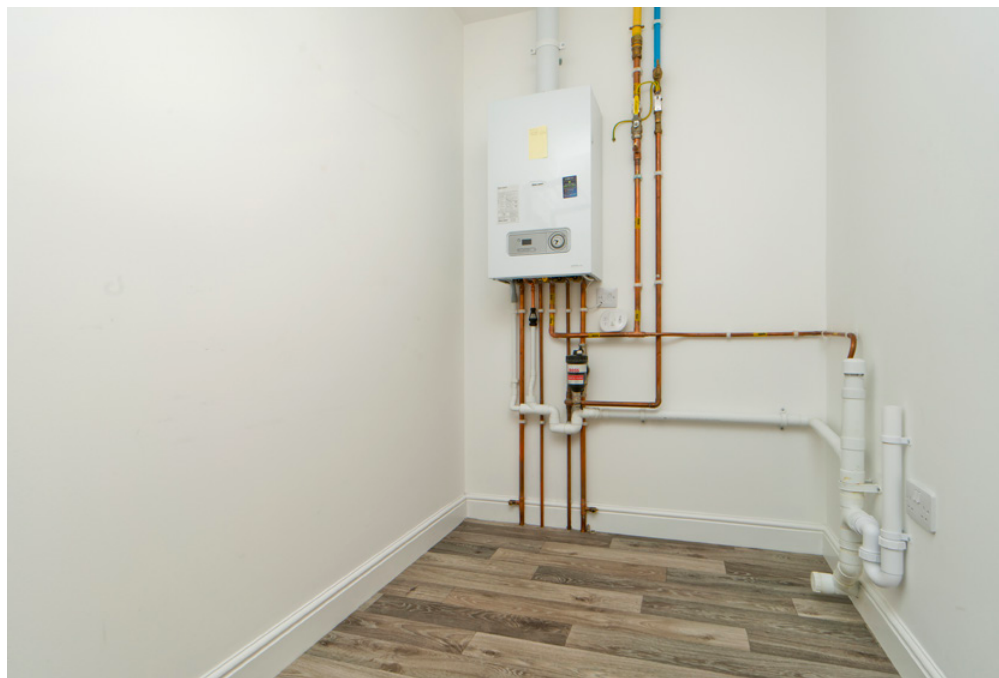






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SPACIOUS DOUBLE
BEDROOM WITH
BUILT-IN STORAGE





PARKING

Restricted on-street parking is available in front of the building, with unrestricted parking in the vicinity.

TELL US ABOUT

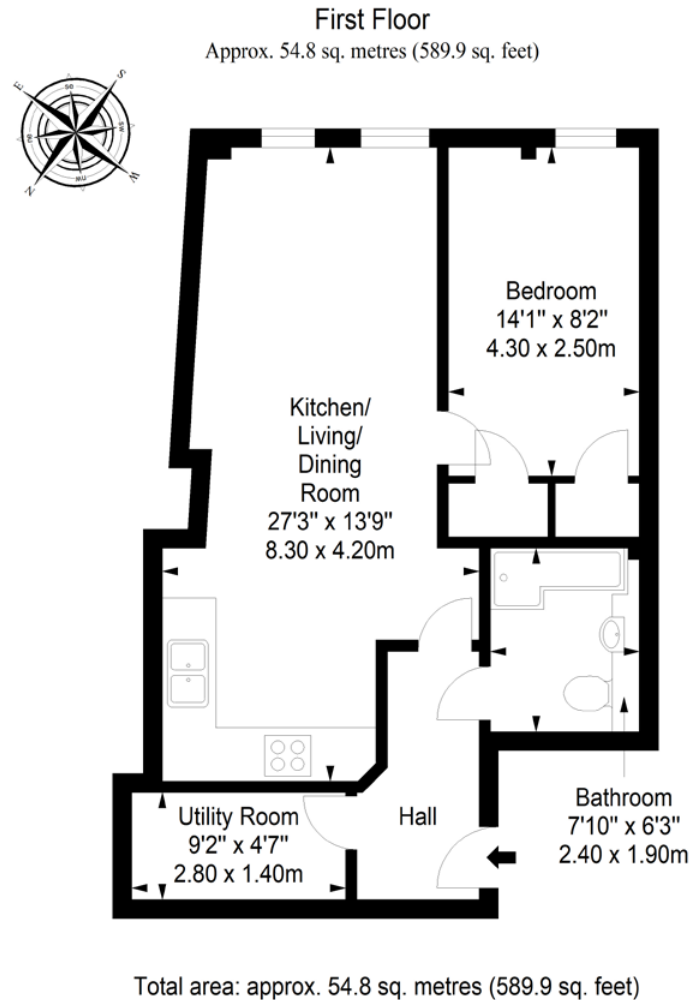
PEEBLES

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

THE DETAILS

All fitted floor coverings, window blinds, light fittings, and integrated kitchen appliances to be included in the sale.



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