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FLAT 22, VENLAW VIEW

INNERLEITHEN ROAD, PEEBLES, SCOTTISH BORDERS EH45 8FB



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WELCOME TO

FLAT 22, VENLAW VIEW

Offering a spacious two-bedroom retirement home in desirable Peebles, this modern first-floor flat forms part of a lift-serviced development for those aged 60+. Shared facilities include a residents' lounge, laundry room, guest facilities, landscaped gardens, and on-site parking. The bright interiors feature neutral décor, a Careline alarm system, and leafy woodland views, lending the home a peaceful feel just moments from the town centre.



THE HIGHLIGHTS

- Attractive modern development for those aged 60+
- Leafy setting close to the centre of desirable Peebles
- Bright first-floor flat with neutral décor
- Communal lift, secure entry, and entrance hall with storage
- Sunny dual-aspect living/dining room with Juliet balcony
- Modern kitchen accessed from the living/dining room
- Two spacious double bedrooms, principal with fitted wardrobes
- Shower room with large rainfall shower cubicle
- Residents' lounge, laundry room, guest facilities, and landscaped communal gardens
- On-site parking for residents and visitors
- Electric heating, double glazing, and Careline alarm system





TAKE A LOOK AROUND

The flat is reached via a secure communal entrance, with lift and stair access. Inside, a welcoming hall provides two useful storage cupboards, while soft carpeting continues through much of the home for comfort underfoot. The spacious living/dining room enjoys a sunny dual aspect, with French windows opening onto a Juliet balcony. There is space for comfortable seating and a dining table, with an elegant fireplace housing an electric fire providing a homely focal point. Direct access to the kitchen makes socialising and entertaining easy. Here, modern wood-toned cabinets and illuminated worktops are complemented by an integrated wall oven, an electric hob with an extractor hood, and a fridge, plus an under-counter washing machine.

BEDROOMS & BATHROOM

Both double bedrooms offer generous proportions. The principal bedroom benefits from a large fitted wardrobe with mirrored doors. The second bedroom enjoys a bright, southerly aspect and offers flexibility as guest accommodation, a snug, or a home office. Completing the accommodation is a shower room with vanity storage and a large cubicle with a rainfall shower.

THE DETAILS

Extras: The sale includes all fitted floor coverings, window coverings, light fittings, and appliances.







RESIDENTS' LOUNGE, LAUNDRY
ROOM, GUEST FACILITIES, AND
LANDSCAPED COMMUNAL GARDENS





TOUR THE GROUNDS

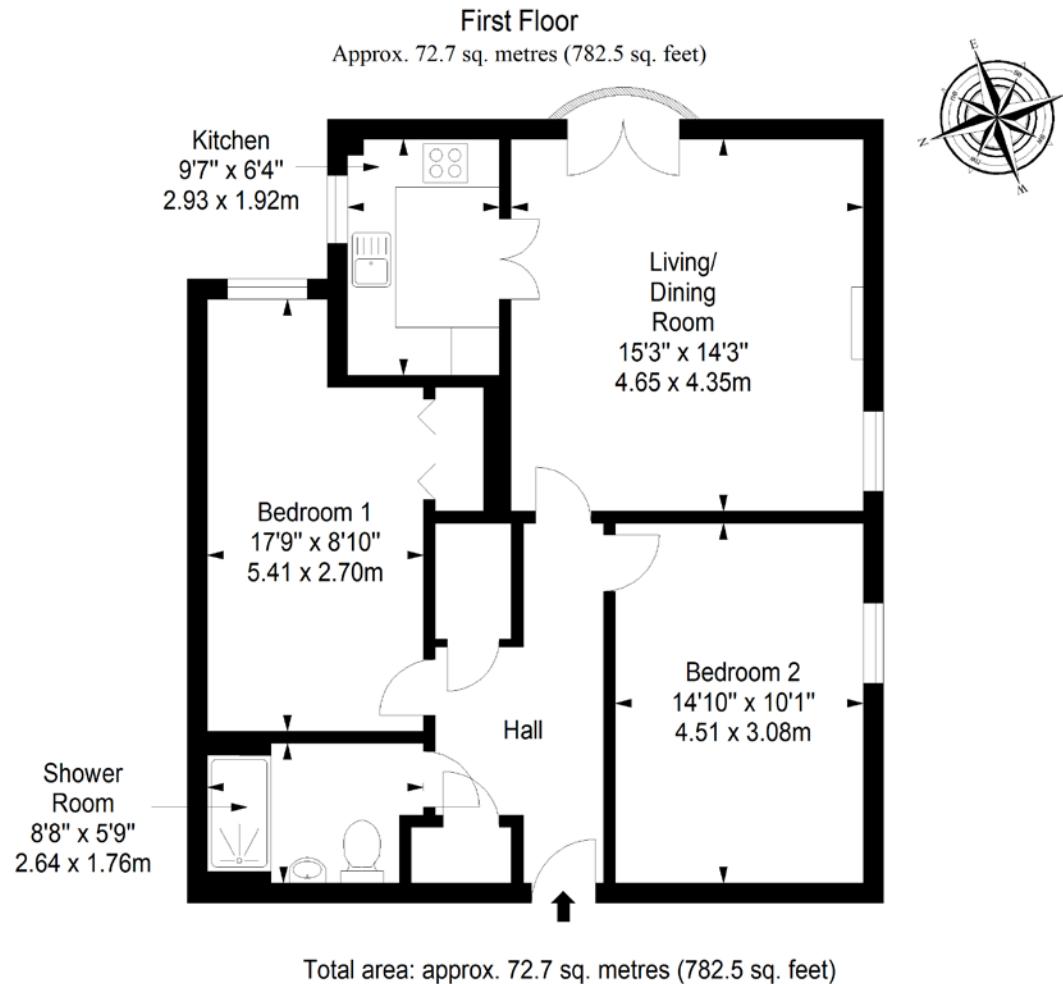
The development's attractively landscaped communal gardens offer peaceful seating areas for outdoor relaxation. Unrestricted on-site parking is available for residents and visitors, while nearby bus stops provide convenient transport links. Shops, the post office, and the town centre are within easy reach, with the centre approximately 200 yards away and a GP surgery roughly a mile away.

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, but also benefits from 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 arts events throughout the year. There are also a number of 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 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



Property Office:

15 Eastgate, Peebles EH45 8AD | Tel: 01721 721515 | Email: property@blackwoodsmith.com | www.blackwoodsmith.com

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