

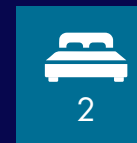


**BLACKWOOD & SMITH LLP**  
SOLICITORS & ESTATE AGENTS



# 10 PROVOST KIRKPATRICK COURT

PEEBLES, SCOTTISH BORDERS EH45 8EW





## WELCOME TO

### *10 PROVOST KIRKPATRICK COURT*

This spacious, well-presented two-bedroom flat lies on the first floor of a peaceful modern development, set within attractive shared gardens and surrounded by Peebles' stunning natural scenery – all just a 10-minute walk from the town's charming centre. The flat is exceptionally light and airy, presented with a tasteful decorative finish in neutral tones that is easy for the new owner to personalise. Residents of this appealing community benefit from convenient on-site parking.



## THE HIGHLIGHTS

- Leafy setting close to the centre of Peebles
- Light and airy first-floor flat in a peaceful modern development
- Communal stairs and secure entry system
- Inviting entrance hall with excellent storage
- Comfortable living room with French windows and focal fireplace
- Modern integrated kitchen with social dining area
- Two spacious double bedrooms with fitted wardrobes
- Shower room in the principal suite
- Bright bathroom with shower-over-bath
- Shared access to delightful landscaped gardens
- Unrestricted residents' parking







## TAKE A LOOK AROUND

Communal stairs and a secure entry system grant access to the flat. Once inside, an entrance hall provides excellent storage and a warm welcome, with cosy carpeting underfoot that extends into the living room. This comfortable sitting area is brightly illuminated by west-facing French windows with a Juliet balcony and serene garden views. A contemporary timber fire surround and electric fire create an elegant and homely focal point. Adjacent to the living room is a bright kitchen providing carpeted floorspace for a dining area – the perfect space for relaxed entertaining with friends and family. A range of modern beech-toned cabinets is paired with a downlit workspace, and the appliances are all neatly integrated. These comprise a fridge freezer, dishwasher, washing machine, and induction hob with a stainless-steel chimney hood.

The two double bedrooms are spacious and restful, enjoying leafy views, soft carpeting, and double fitted wardrobes for plentiful concealed storage. The principal bedroom further benefits from a modern shower room with vanity storage for toiletries, while a bright, similarly styled bathroom comes complete with a bath and overhead shower. The home is kept warm and efficient with gas central heating and full double glazing.



## THE DETAILS

Extras: The sale includes all fitted flooring, some window coverings, light fittings, and kitchen appliances. Please note that no warranties or guarantees shall be provided in relation to any of the appliances included in the price, as these items are to be sold as seen.

Factor: The factor is managed by Charles White at an approximate monthly cost of £162.



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SET WITHIN ATTRACTIVE  
SHARED GARDENS AND  
SURROUNDED BY PEEBLES'  
STUNNING NATURAL SCENERY





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10 PROVOST KIRKPATRICK COURT

## TOUR THE GROUNDS

The shared gardens are a delightful space for residents to unwind, thoughtfully landscaped with neat lawns and established shrubbery in wonderfully leafy surroundings. The site also provides unrestricted parking.

## TELL US ABOUT

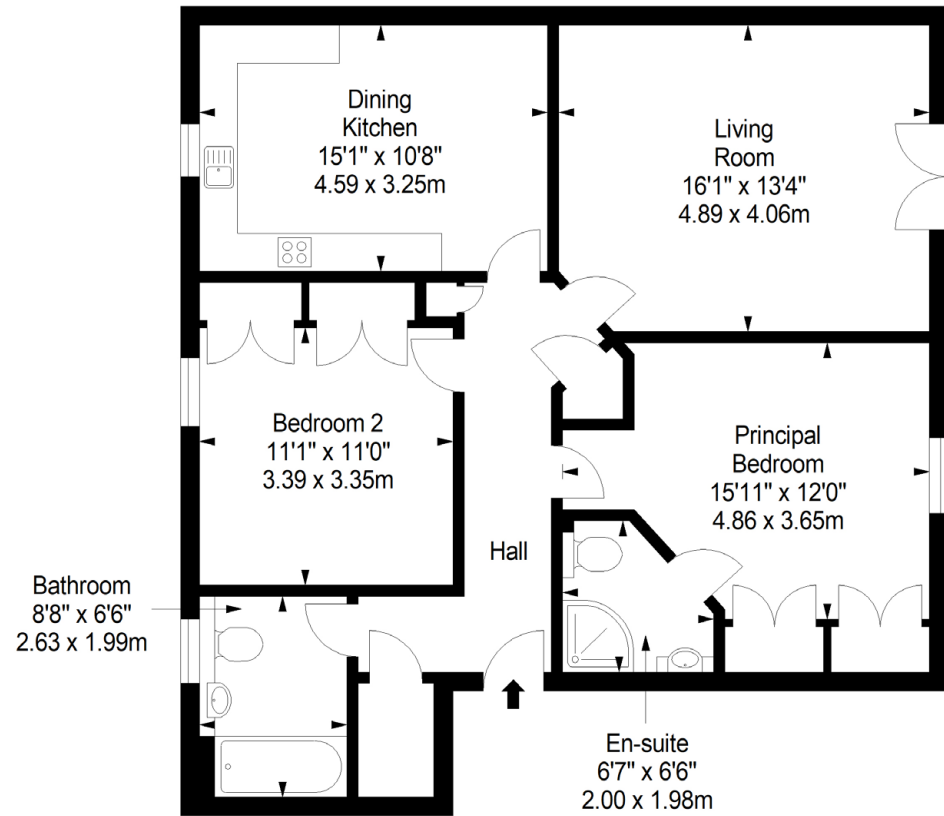
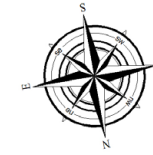
### *PEEBLES, SCOTTISH BORDERS*

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

## First Floor

Approx. 87.6 sq. metres (942.9 sq. feet)



Total area: approx. 87.6 sq. metres (942.9 sq. feet)

### Property Office:

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