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23 OLD TOWN

PEEBLES, SCOTTISH BORDERS EH45 8JF





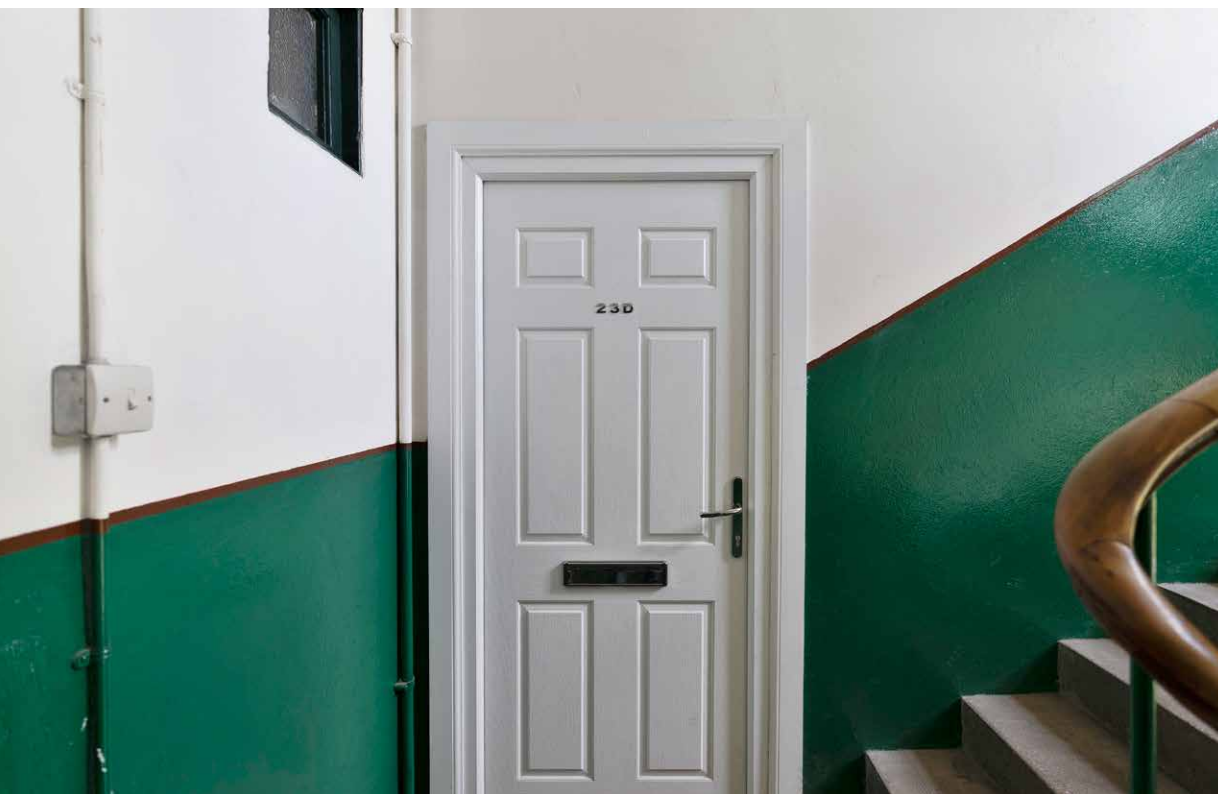
WELCOME TO

23 OLD TOWN

Part of a handsome traditional building, this beautiful two-bedroom first-floor flat is set within the sought-after Peebles conservation area, offering a prime location and a move-in condition. It features bright and airy rooms which are finished with a blank canvas of décor throughout, allowing new buyers to easily add their own stamp. It boasts a modern open-plan reception area and kitchen, a quality bathroom, and lovely views of the surrounding area.

THE HIGHLIGHTS

- A beautiful first-floor flat in move-in condition
- Forms part of a handsome traditional building
- Situated in the Peebles conservation area
- Blank canvas of décor and modern finishings
- Hall with storage and four-panel wooden doors
- South-facing, open-plan kitchen and living room
- Two double bedrooms with delightful views
- Modern 3pc bathroom with an overhead shower
- Sunny garden for communal use
- Unrestricted on-street parking in the vicinity







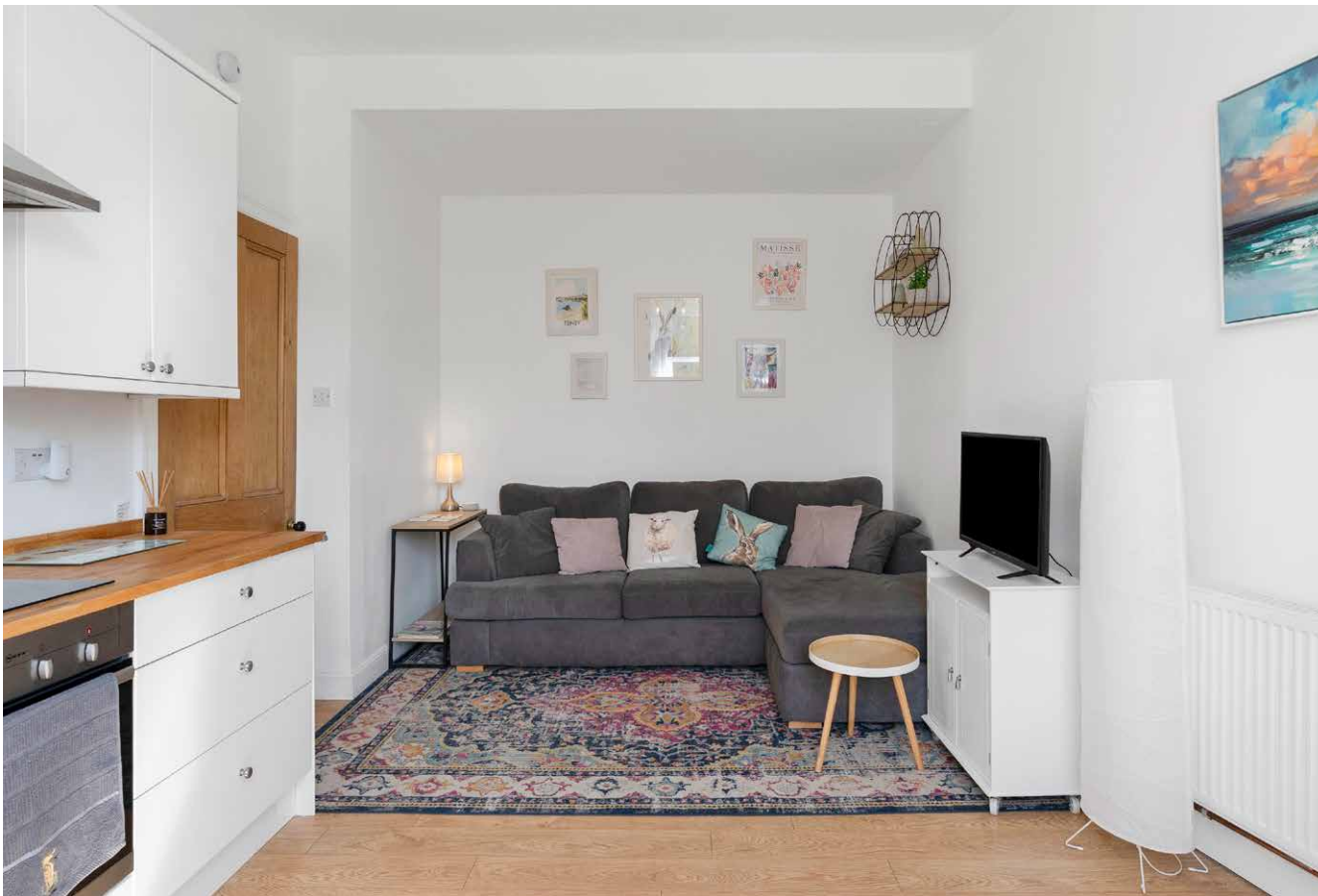


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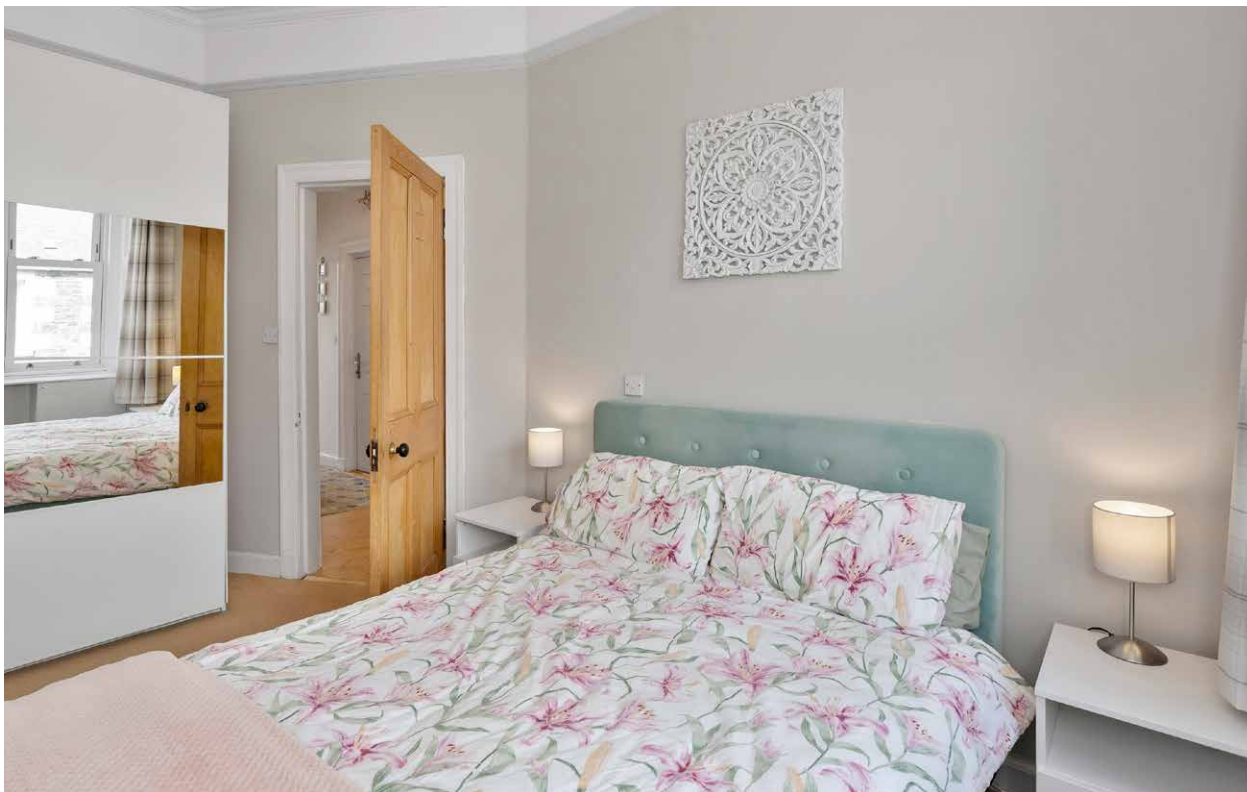
TAKE A LOOK AROUND

A traditional shared stairwell leads up to the flat, with the front door opening into a hall that offers an inviting first impression. Here, crisp white décor is warmed by four-panel wooden doors and timber-toned flooring. It has built-in storage and flows ahead into the open-plan kitchen and living room. This south-facing reception area continues the attractive neutral styling, creating an immaculate aesthetic that is easy to dress. The room is well-proportioned for comfy furnishings and it is further enhanced by the kitchen, which has a complementary colour scheme. It incorporates base and wall cabinet in white alongside wood-toned worktops and on-trend splashbacks. An integrated oven and ceramic hob, a freestanding fridge and a washer/dryer are included.



TOUR THE GROUNDS

The home has a sunny communal garden and it is positioned within easy reach of lots of green spaces, as well as the River Tweed which has an idyllic riverside walk. The surrounding countryside is also readily accessible, ensuring an ideal balance of town and country life. Unrestricted on-street parking is also available in the vicinity.



THE DETAILS

All fitted floor and window coverings, light fittings, integrated kitchen appliances, a fridge, a washer/dryer, and a bedroom wardrobe to be included in the sale.





VIEW FROM THE LIVING ROOM



TELL US ABOUT

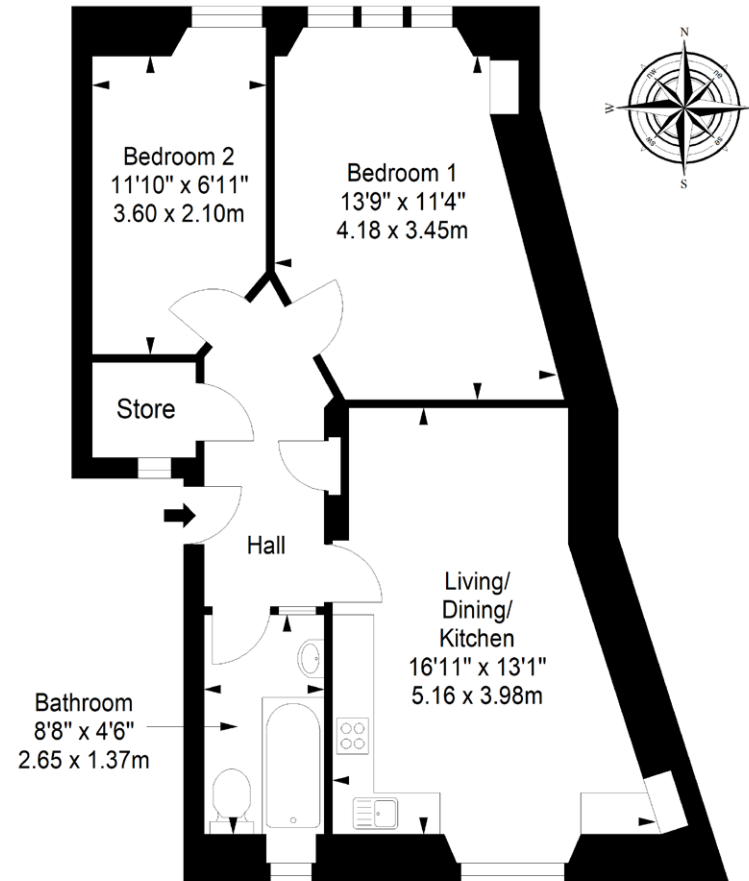
PEEBLES

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

First Floor

Approx. 47.7 sq. metres (513.5 sq. feet)



Total area: approx. 47.7 sq. metres (513.5 sq. feet)

Property Office:

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