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33 VENLAW VIEW

INNERLEITHEN ROAD, PEEBLES, SCOTTISH BORDERS EH45 8FB



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WELCOME TO

33 VENLAW VIEW

This one-bedroom second-floor retirement flat (for those aged 60 years and over) forms part of a much sought-after retirement development with scenic views and a highly convenient location in Peebles. It is close to transport links, excellent amenities, and idyllic green spaces. Meanwhile, the property itself is attractively presented throughout, including a quality kitchen and an easily accessible shower room. It enjoys a spacious reception area too, and an equally generous double bedroom with a walk-in wardrobe. Additionally, the development provides superb on-site facilities, including a mature shared garden and private residents' carpark. There is also a communal lounge and laundry room, non-resident management staff, guest facilities, and a Careline alarm system.



THE HIGHLIGHTS

- A spacious second-floor retirement flat in Peebles
- Part of a sought-after retirement development
- Scenic views
- Superb on-site facilities and a lift to all floors
- Private residents' parking with allocated spaces
- Beautiful, mature communal garden
- Welcoming hall with two store cupboards
- Spacious, dual-aspect living/dining room
- Fitted kitchen that is well appointed
- Double bedroom with a walk-in wardrobe
- Modern shower room with a three-piece suite





TAKE A LOOK AROUND

Accessed via a secure communal entrance and a lift to all floors, the flat's front door opens to a hall with two built-in cupboards. Neutral decoration and soft carpeting set the standards, flowing directly ahead into the living/dining room. Here, the understated décor adds to the bright ambience along with dual-aspect windows to the east and south, which capture lovely elevated views and an abundance of daily sun. Inviting and spacious, this room also benefits from a modern fireplace for added cosiness. Double doors open into the adjacent kitchen, which sports timber-tone base and wall cabinets and stone-inspired worktops. It is a well-appointed space that also comes with an integrated oven, ceramic hob, and extractor hood.

BEDROOM AND SHOWER ROOM

The double bedroom enjoys a large footprint and a south-facing aspect, providing a light and airy space with plenty of room for bedside furnishings. It has the advantage of a walk-in mirrored wardrobe as well, offering generous clothes storage. A modern three-piece shower room is conveniently next door. It features a WC suite with storage and counterspace, a downlit mirror, and a step-in shower cubicle with a foldable seat and overhead rainfall shower. Electric heating and double glazing ensure year-round comfort.







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A DOUBLE BEDROOM WITH
A WALK-IN WARDROBE
AND AN EASILY ACCESSIBLE
MODERN SHOWER ROOM





TOUR THE GROUNDS

Outside, the development provides a beautiful communal garden with benches and picnic tables framed by mature plants and trees – perfect for relaxing and socialising in the sun. It also has private residents' parking with allocated spaces.

TELL US ABOUT

PEEBLES, SCOTTISH BORDERS

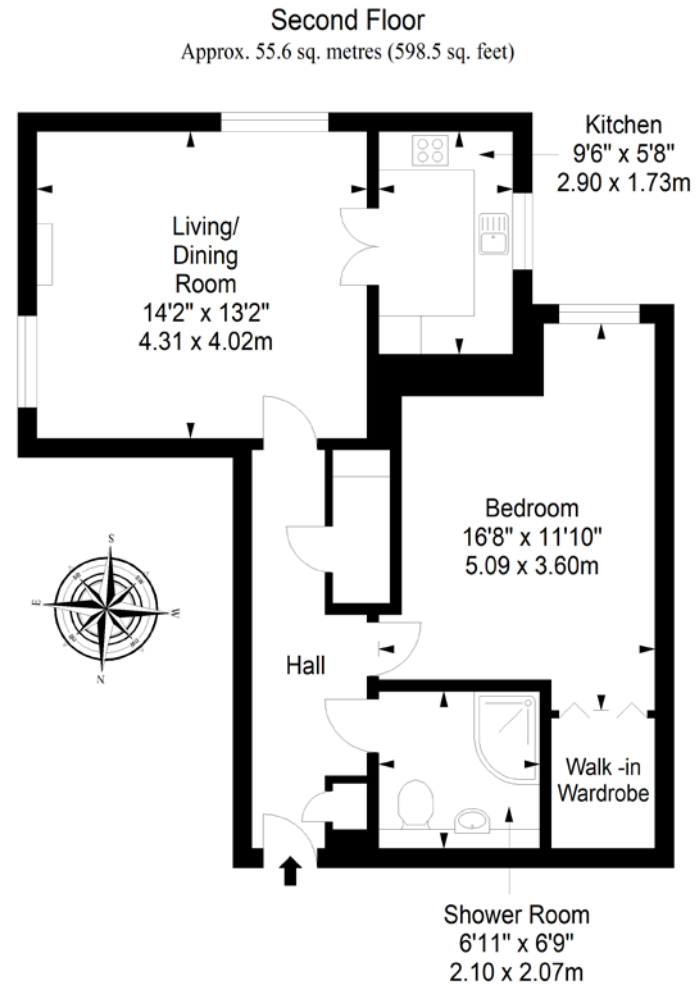
Nestled in the Tweed Valley within the Scottish Borders, the charming Royal Burgh of Peebles is a historic and picturesque town. The town has been recognised as the 'Top Independent Retailing Town in Scotland' with a wealth of independent shops as well as a handful of high-street supermarkets, including 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 and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

Factor: the development is managed by FirstPort Property Services Scotland for an approximate annual service charge of £2850. This fee covers the upkeep and maintenance of communal areas, including the garden, buildings insurance, and on-site facilities.



Total area: approx. 55.6 sq. metres (598.5 sq. feet)

Property Office:

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