

**Peebles**

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**Offers Over £275,000**

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**Apartment 8, Venlaw Castle, Edinburgh Road, Peebles,  
EH45 8RD**



Set within the historic and highly desirable Venlaw Castle in Peebles, this impressive B-listed first-floor apartment offers a unique blend of character, modern comfort, and exceptional views. Originally dating back to 1782, the building - formerly known as Smithfield - has a rich heritage and was thoughtfully converted from a former hotel into exclusive residential accommodation in 2021.

The apartment itself extends to approximately 86m<sup>2</sup> and is beautifully presented and well-proportioned throughout. It features two spacious double bedrooms, including a principal bedroom with a contemporary en-suite shower room. The focal point of the home is the open-plan living, dining, and kitchen area. This bright and airy space is enhanced by a large bay window, allowing an abundance of natural light to pour in while making the most of the elevated position and its fantastic outlook. The modern kitchen is fitted with integrated appliances, offering both style and practicality, ideal for everyday living or entertaining.

Further benefits include two allocated parking spaces, providing a high level of convenience in this sought-after setting.

The property is currently run as a successful holiday let, presenting an excellent opportunity for those looking for an investment as well as a distinctive home.

## Accommodation

### FIRST FLOOR

- \* Hallway
- \* Open plan living / dining kitchen with integrated appliances
- \* Master bedroom with en-suite shower room
- \* Spacious double bedroom
- \* Family bathroom with over-bath shower

### ADDITIONAL INFORMATION

- \* Air source heat pump
- \* Single and double glazing
- \* Allocated two parking spaces
- \* Factored by Charles White - £75.87 per month (including building insurance)

## Apartment 8, Venlaw Castle, Edinburgh Road, Peebles, EH45 8RD

Approximate Gross Internal Area = 88.0 sq m / 947 sq ft

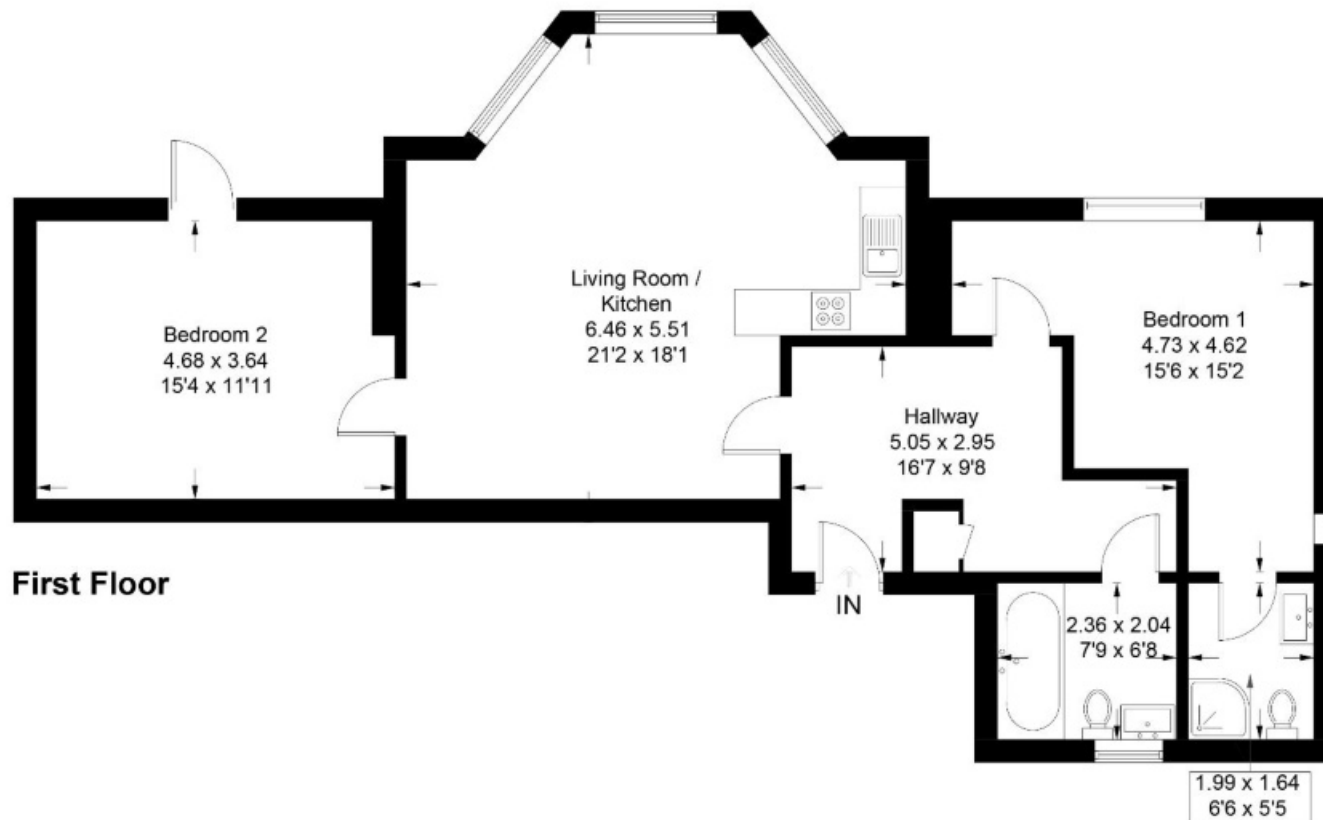


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1288953)

### Situation

The market town of Peebles sits amidst beautiful scenery in the heart of the Borders countryside. It is an idyllic and highly accessible location within easy commuting distance of Edinburgh and the other Border towns. Peebles offers an excellent choice of shops, supermarkets, restaurants and bars together with highly regarded schooling from nursery through to secondary years. There are a wide range of recreational facilities including the Gytes Leisure Centre, public swimming pool and Eastgate Theatre. Outdoor pursuits are on offer in abundance such as hill and riverside walks, fishing in the River Tweed, golf and mountain biking at the world renowned Glentress Forest.

### Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

### Services

Mains electricity, water and drainage.

### EPC

Band C

### Council Tax

Band C

### Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

**Peebles**

**Call 01721 723999**

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