



3 March Street Lane

Peebles, Scottish Borders, EH45 8EL



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Forming part of an established modern development in Peebles, this well-proportioned flat is set on the second/top-floor and enjoys wonderful views from every window, as well as offering three bedrooms, a box room, a large reception room, a dining kitchen, and two bathrooms, plus access to lovely shared gardens and a private garage. The flat is situated within enviable easy reach of all the town has to offer and is sure to appeal to a wealth of buyers.

A secure shared stairwell takes you to the flat's front door on the second/top floor, where the front door opens into a wide hall with excellent built-in storage, including a utility cupboard. Following the hall along to the end, you reach an exceptionally bright and spacious reception room, offering ample floorspace for furniture catering for both relaxation and dining. A feature bay window provides an ideal dining area with lovely leafy views, and a south-facing balcony offers space for a bistro table and chairs. The kitchen is conveniently connected to the reception room via double doors, and is also separate accessible from the hall. Here, attractive wall and base cabinets are supplemented by spacious worktops and integrated appliances comprising an oven, hob, extractor fan, fridge/freezer, and dishwasher. Provision is also made for a dining area.

Features

- Established modern development in Peebles
- Wonderful views
- Second/top-floor flat
- Secure shared stairwell
- Airy entrance hall with excellent storage
- Generous living/dining room with south-facing balcony
- Attractive dining kitchen
- Principal bedroom with en-suite and south-facing balcony
- Second double bedroom
- Versatile single bedroom
- Good-sized box room
- Family bathroom
- Lovely shared gardens
- Private garage
- Gas central heating and double glazing
- EPC Rating - C





*Wonderful views, generous
living/dining room with
south-facing balcony and an
attractive dining kitchen*







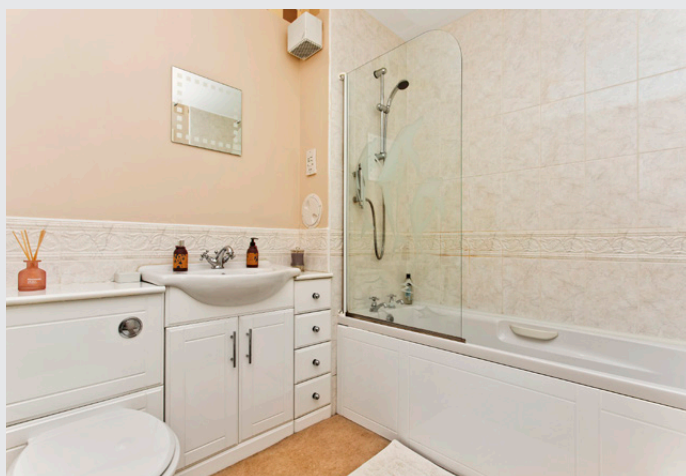
The flat accommodates three bedrooms, two doubles and a good-sized single, and a box room. The principal bedroom boasts a built-in wardrobe, a south-facing balcony, and an en-suite shower room. The single bedroom is currently being utilised as a second sitting area, highlighting the flat's versatility. A bathroom completes the accommodation and features a bath with an overhead shower and a glazed screen, and a WC-suite set into storage. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the development is set within lovely shared grounds alongside a river, and the flat has its own private garage.

Extras: all fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, and washer/dryer will be included in the sale.

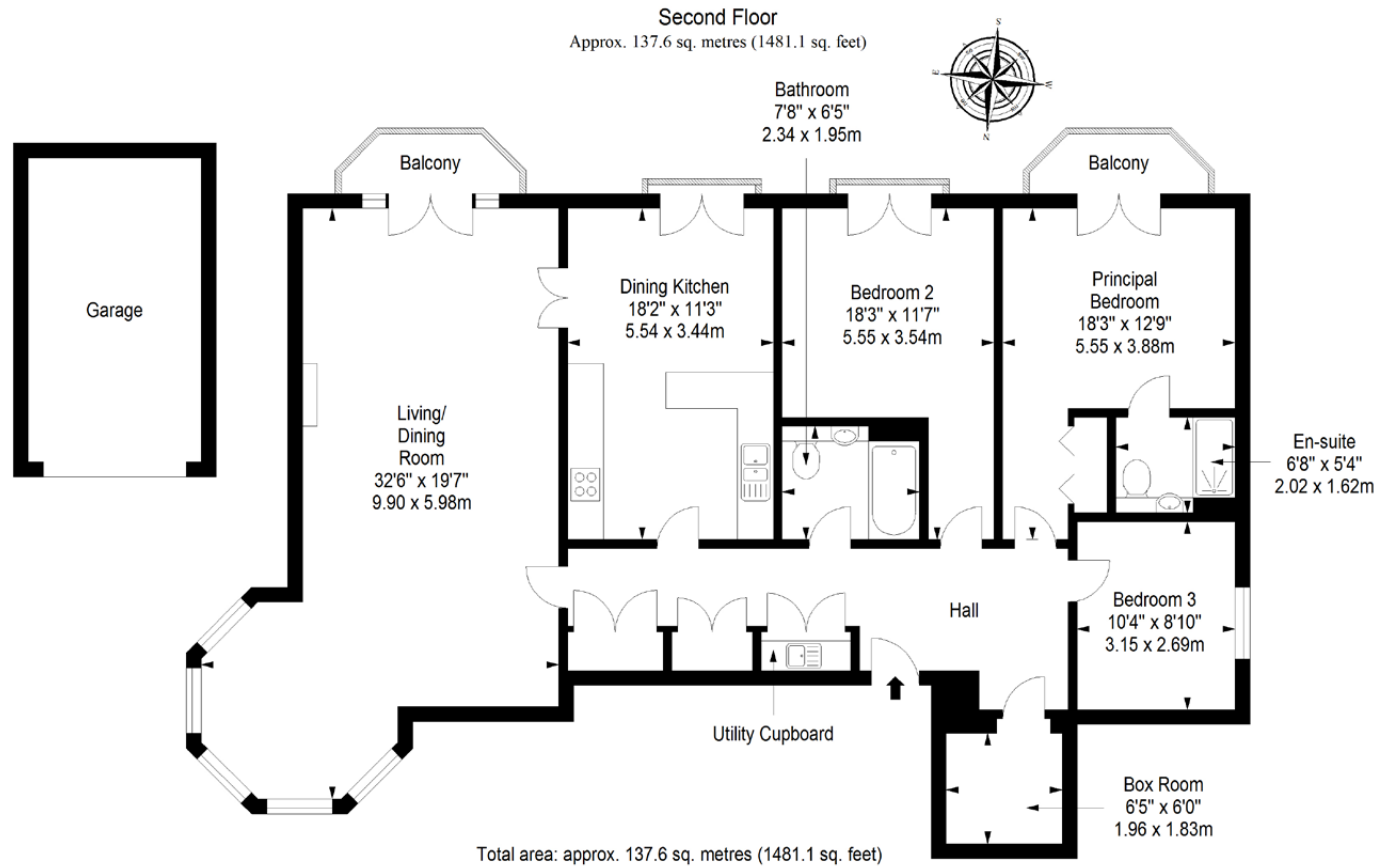
Peebles, Scottish Borders

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



Property Department

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