

18 Whitestone Court

INNERLEITHEN ROAD, PEEBLES, EH45 8BN



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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*Spacious two bedroom retirement flat in the heart
of the Borders town, Peebles*



McEwan Fraser Legal is delighted to present this two-bedroom retirement flat in the heart of the Borders town, Peebles.

THE LOUNGE



Inside, the property comprises:

- Spacious living room which is bright and provides access to the kitchen.
- Fully equipped kitchen with all-electric appliances and space for fridge freezer.

THE KITCHEN





- Two well proportioned double bedrooms which include integrated wardrobes.
- The property benefits from a three-piece shower room which has been designed with functionality in mind.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

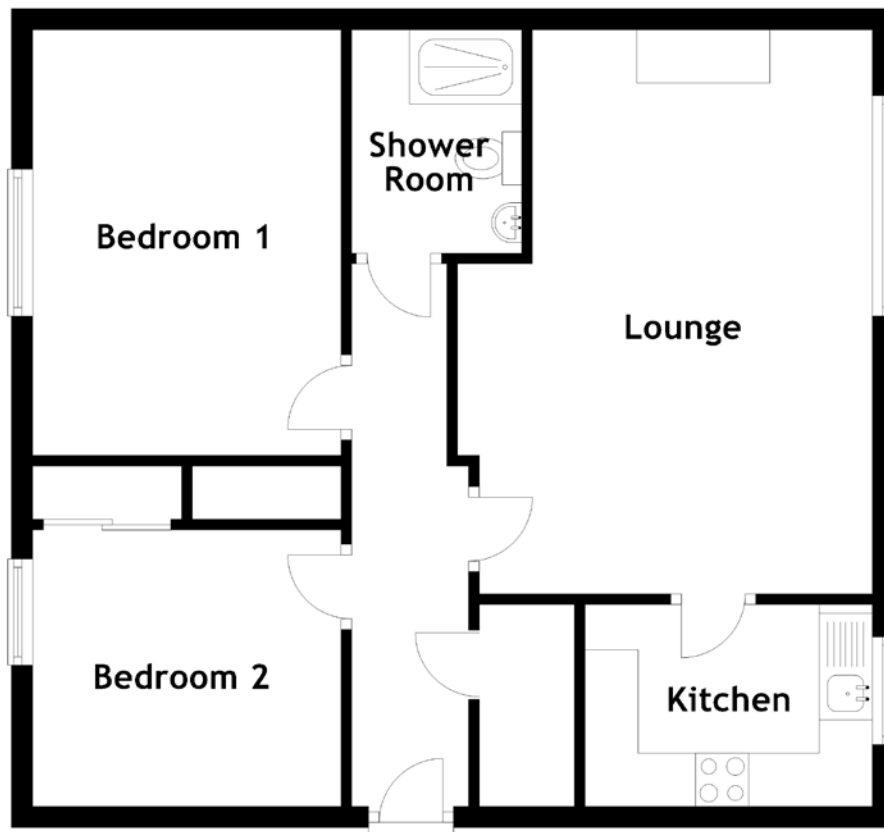


In addition to this, the property includes resident's parking as well as lovely garden grounds and also a factor to ensure the maintenance of the building is not the responsibility of the owners.

THE GARDENS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

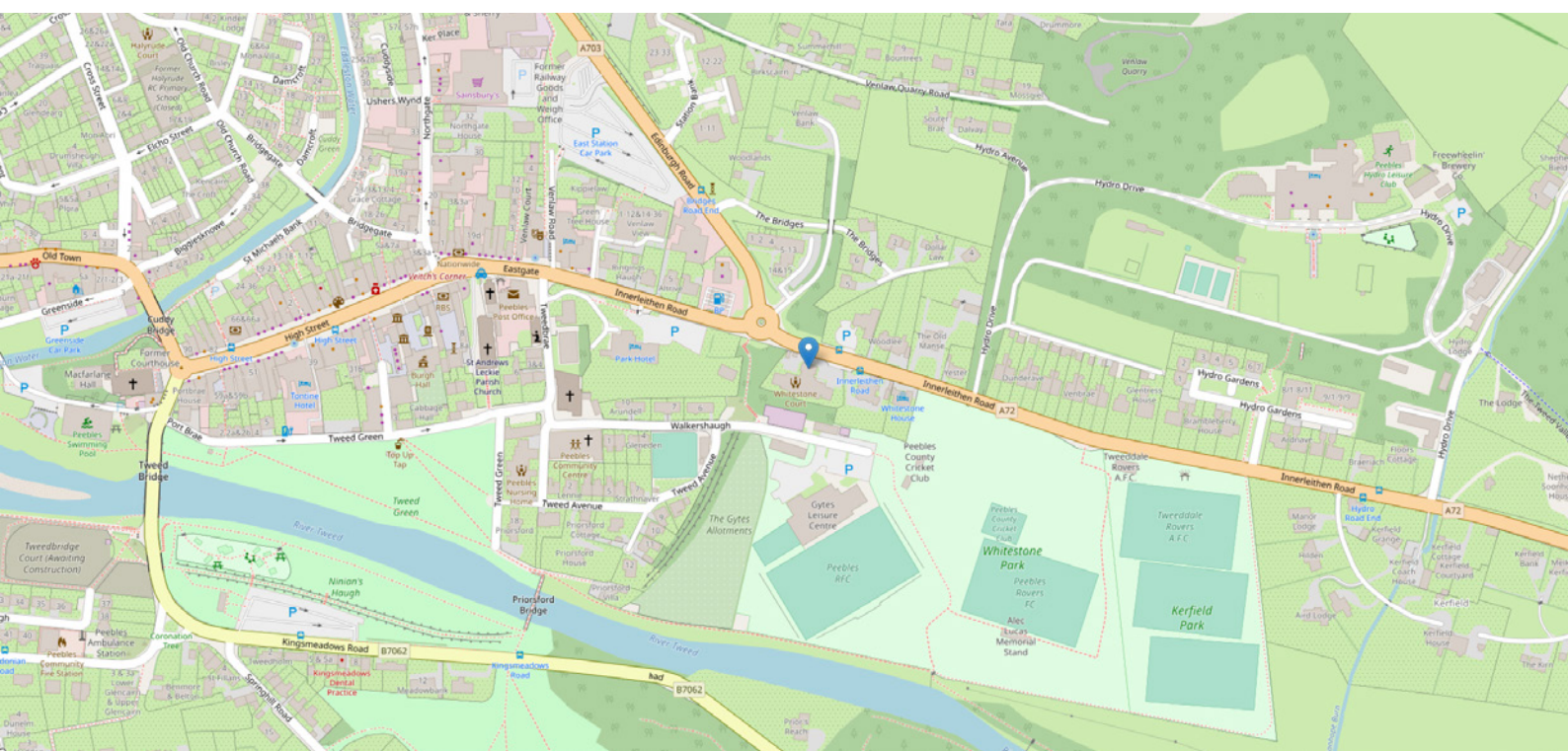
Lounge 5.30m (17'5") x 3.90m (12'10")
 Kitchen 2.70m (8'10") x 1.90m (6'3")
 Shower Room 2.10m (6'11") x 1.60m (5'3")
 Bedroom 1 4.00m (13'1") x 2.90m (9'6")

Bedroom 2

2.90m (9'6") x 2.60m (8'6")

Gross internal floor area (m2): 61m²
 EPC Rating: D

Buyer's Premium Value: £TBC



THE LOCATION

The Royal Burgh of Peebles, nestled in the Tweed Valley, is a thriving market town and the third largest town in the Borders with a population of around 9,000. A historic and picturesque town, Peebles has been recognised as the 'Top Independent Retailing Town in Scotland' with a wealth of independent shops and regular farmer's markets.





It also benefits from a handful of high-street supermarkets, including a Sainsbury's, a Tesco, banks and a post office. The town features 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 provides a perfect base from which to enjoy all the countryside has to offer; from scenic riverside and parkland walks to horse riding and cycling, particularly at Glentworth Forest which is renowned for its mountain bike trails. 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 a commutable distance from the city bypass, airport and motorway network.



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