



5 Kingsmeadows House, Kingsmeadows Road, Peebles, Scottish Borders, EH45 9HR



5 Kingsmeadows House, Kingsmeadows Road

Set on the banks of the River Tweed and in some 17 acres of landscaped grounds, Kingsmeadows House promises the inimitable elegance and grandeur of a period home, with all the convenience and luxury of contemporary living.

Constructed circa 1795, the B-listed Georgian mansion has evolved from a private family home to an emergency maternity hospital during the Second World War and then a record depository in the ensuing Cold War, before latterly being converted into 12 unique apartments in 2016. Residents of the exclusive Kingsmeadows Country Estate have unfettered access to vast parkland and woodland, all set against the scenic Scottish Borders landscape, yet are a mere half a mile from the bustling town centre of Peebles. Residents further benefit from the services of a factor, as well as ample parking and a private, secure store on the lower ground floor.

A pair of stone gateposts on Kingsmeadows Road marks the entrance to the estate and from here the tree-lined driveway leads through mature grounds and up to the simply breathtaking Georgian mansion. Apartment 5 is positioned on the lower ground floor and can therefore be accessed both from the grand main entrance and externally via a patio door to the southern elevation.



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Features

- Luxury mansion development
-
- Garden-level apartment
-
- Kitchen/living/dining room
-
- Two generous bedrooms
-
- Immaculate bathroom
-
- Secure external store
-
- Vast, landscaped grounds
-
- Ample residents' parking
-
- Double-glazed sash windows
-
- Gas-fired central heating



Welcoming you into the apartment is a bright vestibule, whose rich oak flooring and neutral décor instantly set the classic-contemporary tone for the accommodation to follow. Directly ahead is the open-plan kitchen and living/dining room. Triple-aspect windows flood the space with all-day sun and yield enchanting views of the garden grounds. The designer kitchen by Kitchens International is tucked into the far corner of the room and features an array of handleless cabinets paired with solid oak worktops, plus a host of Siemens integrated appliances. The apartment boasts a large double bedroom and a generous single bedroom, plus a sumptuous three-piece bathroom with a flush-mounted rainfall shower. Reproduction double-glazed sash windows and gas-fired central heating ensure optimum home comfort and efficiency. EPC Rating - C.

Extras: All fitted floor and window coverings, light fittings and integrated appliances to be included in the sale. Some furniture may be available by separate negotiation.

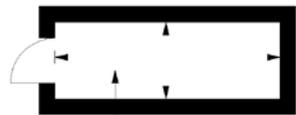
Factor: Kingsmeadows House Country Estate is managed by James Gibb for an approximate monthly fee of £150 per apartment, which includes buildings insurance, communal cleaning and maintenance, and grounds landscaping.



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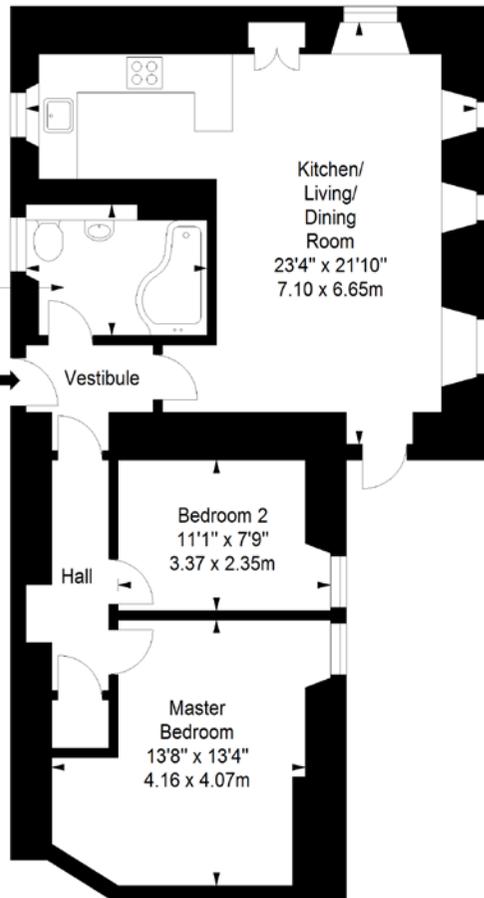


Store
Approx. 4.2 sq. metres (45.2 sq. feet)



Store
11'7" x 3'11"
3.53 x 1.20m

Garden Level
Approx. 69.4 sq. metres (747.0 sq. feet)



Total area: approx. 73.6 sq. metres (792.2 sq. feet)



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, but also benefits from a handful of high-street supermarkets, including a Tesco superstore, 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 offers 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 a commutable distance from the city bypass, airport and motorway network.

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