



9 Walkershaugh, Peebles, Peeblesshire, EH45 8AU
Offers Over £345,000



A fantastic four-bedroom semi-detached family home with a single integral garage peacefully yet centrally located just a short walk from the bustling High Street in the picturesque Borders town of Peebles.



DESCRIPTION:

Offering relaxing views over Peebles bowling green and the surrounding hills beyond, this tastefully remodelled and recently upgraded property boasts spacious accommodation across two floors spanning a generous 1524 square feet including the garage. With an internal layout that perfectly provides comfort and functionality, a prime location in the heart of the town, and private gardens both at the front and rear, this property is expected to generate significant interest, and early viewing comes highly recommended.

In excellent condition with a fresh décor throughout, the internal accommodation comprises; an entrance vestibule that leads to a warm and welcoming central hallway with a staircase leading to the upper floor that includes a generous storage cupboard underneath. Additionally, the entrance vestibule gives access to a guest cloakroom that features a WC and wash hand basin. Positioned at the back of the property is a cosy sitting room, complete with a rear-facing window that overlooks the private garden. The sitting room also includes a large cupboard providing additional storage space. Flooded with natural light, the kitchen is situated at the front of the house and has been fully updated with contemporary wall and base units, complete with contrasting worktop surfaces incorporating a black composite sink unit positioned beneath a window providing a lovely view of Walkershaugh. Additionally, the kitchen includes integrated appliances such as a double electric oven, induction hob, dishwasher, washing machine, and fridge freezer. Elsewhere on the ground floor, there is a versatile room with an external door out to the rear garden currently used as a dining area, and adjacent is a cosy home study ideal for those working from home. The first floor of this property has been thoughtfully remodelled to provide four comfortable bedrooms, all accessible via a hallway landing. The master bedroom is a good size and boasts a newly added private modern en-suite shower room. There are three further double bedrooms, one of which is situated at the front of the property currently used as a further reception room, which benefits from a large window that floods the room with natural light whilst offering views over the bowling green and hills beyond. The other two bedrooms are positioned at the rear which both are of a comfortable size. The accommodation of this wonderful home is completed by a family bathroom that includes a WC, wash hand basin, and a panelled bath with an electric shower over.

OUTSIDE:

Externally; there are private gardens to the front, side, and rear of the property. The front garden enjoys areas laid to lawn surrounded by mature shrubbery and bushes and is partially bound by stone walling. A tarmac driveway provides off-street parking which leads to the single garage which benefits from power and light. A chipped pathway to the side of the property leads round to the private side and rear garden which is a manageable size providing the perfect space for alfresco dining and entertaining in the summer months. The rear gardens are bound by a mixture of brick walling, timber fencing, and hedging.

LOCATION:

The Royal Burgh of Peebles is a thriving market town and the third largest town in the Borders with a population of around 9,000. Peebles is an ideal location for those looking to enjoy the country lifestyle taking full advantage of the fishing, hillwalking, mountain biking, horse riding and golf facilities that the area has to offer. There is a swimming pool, and the Gytes Leisure Centre offers a wide variety of leisure activities to suit adults and children. Glentress Forest and its popular mountain biking routes are approximately four miles east of Peebles offering excellent biking facilities. For those who enjoy the creative arts, the Eastgate Theatre & Arts Centre showcases local and international musical and artistic talent throughout the year and there are a number of popular festivals throughout the year to include the week-long Beltane Festival which is steeped in the history of Peebles and follows a traditional format, an Arts Festival, Agricultural Festival, Rugby Sevens and TweedLove Bike Festival, to name just a few. The High Street of Peebles has a wide selection of independent retailers and highly regarded restaurants as well as a number of high street favourites. The town also has a health centre, dentists, vets, banks, and supermarkets as well as primary and secondary schools. Peebles is ideally situated within commuting distance of Edinburgh which can be reached by private or public transport. There is a frequent bus service running to and from Edinburgh as well as services for Biggar, Galashiels, and nearby local towns. The A703 gives easy access to the Edinburgh City Bypass for onward travel to many destinations and Edinburgh Airport for UK or overseas travel.



SERVICES:

Mains water and drainage. Mains electricity. Gas-fired central heating. UPVC double-glazed windows. Telephone and fibre broadband connection.

ITEMS TO BE INCLUDED:

All fitted floor coverings, blinds, curtains, fitted light fittings throughout, and integrated kitchen appliances will be included in the sale of the property.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category E, with an annual charge of £2,395.69 payable for the year 2023/2024. The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

EPC RATING:

The Energy Efficiency Rating for this property is D (67) with potential B (84).

VIEWING ARRANGEMENTS:

Viewings of this property are strictly by appointment. For more information or to arrange an appointment, please contact JBM Estate Agents on 01721 540170.

CLOSING DATE:

A closing date may be fixed, however, there is no requirement for the seller to fix a closing date when more than one interest is noted. JBM Estate Agents is entitled to accept their client's instructions to accept an incoming offer without having a closing date and without giving other parties who may have noted interest an opportunity to offer. Prospective purchasers who have notified their interest through their lawyers to JBM Estate Agents, in writing, will be advised of a closing date if set, unless the property has been sold previously.



IMPORTANT NOTE:

Formal offers should be submitted to the Selling Agents in Scottish legal form: JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. Telephone: 01721 540170, Fax 01721 520104. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase. Viewers should be advised that even after an acceptable written offer has been received, in the event of any unreasonable delay by the purchaser in concluding missives, the Selling Agents reserve the right to resume viewings.

ANTI-MONEY LAUNDERING REGULATIONS:

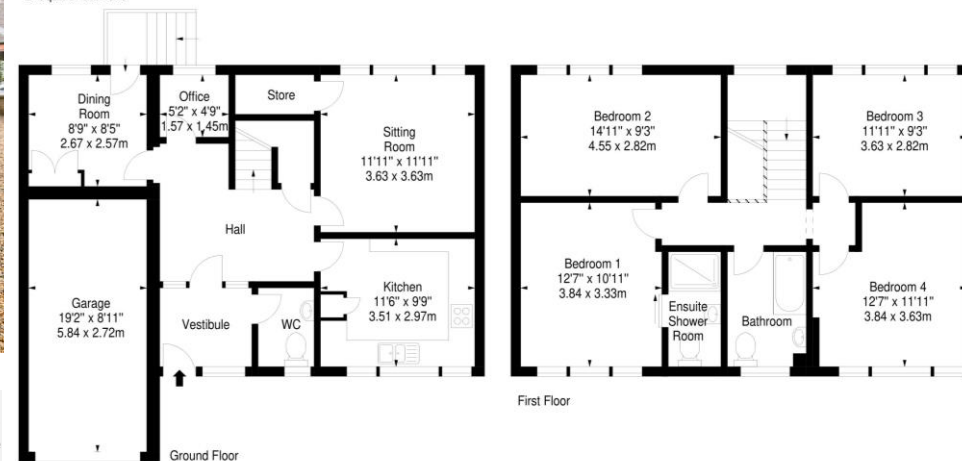
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified photographic evidence of the buyer's identity and separate certified evidence of the buyer's residential address before any acceptance of the offer can be confirmed. Alternatively, if certified documentation is not available, the buyer must attend at our office with their original documents. Please note, until satisfactory documents have been provided and our checks have been fully completed, we are unable to mark the property as "under offer." You should also be aware that we are required by law to report to government authorities any evidence or suspicion regarding money laundering and that we are explicitly prohibited from notifying you of the fact that any such report has been made.

Particulars prepared November 2023.

Walkershaugh,
Peebles,
Scottish Borders, EH45 8AU



Approx. Gross Internal Area
1572 Sq Ft - 146.04 Sq M
(Including Garage)
For identification only. Not to scale.
© SquareFoot 2023



Please note: A. As these particulars have been prepared solely for the guidance of prospective purchasers, they can never constitute part of any offer or contract. B. Any measurements are taken at the widest point in each room where practical by way of mechanical or electronic devices, and no warranty is given as to the accuracy of any such measurements. C. Whilst every reasonable effort has been made to verify any statement description or other comment within these particulars, any purchasers must make their own enquiries and satisfy themselves. D. The seller will not be bound to accept the highest or indeed any other offer for the property at a closing date. E. The receipt or intimation of a note of interest by any third party will not oblige the vendor to fix a closing date. The decision to fix a closing date, or whether to accept any offer at a closing date or otherwise, remains in the sole discretion of the vendor.



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