

19A Biggiesknowe, Peebles,  
Peeblesshire, EH45 8HS



**BEST**<sup>TM</sup>  
ESTATE AGENT GUIDE  
2019 : EXCEPTIONAL  
SALES





A charming one-bedroom main door upper flat situated within a historic lane just short walk away from the thriving High Street of the picturesque Borders town of Peebles.



#### Description:

Built in around 1890 and positioned on one of the oldest streets in the town, the property offers accommodation totalling 475 square feet and has been freshly decorated throughout. This flat would make an ideal purchase for a first-time buyer, holiday home or investment purchaser and early viewing is recommended.

Accessed at the rear of the property, the internal accommodation comprises; bright entrance hallway which gives access to all accommodation. Positioned at the front overlooking Biggiesknowe, is the open plan kitchen sitting room. The kitchen area is fitted with a range of wall and base units and worktops incorporate a sink unit and an electric hob. Integrated appliances include an electric oven and an extractor fan and there is space for a fridge freezer and a washing machine. The sitting area is of a good size with a recessed shelf with storage cupboard below, a window seat with storage space and exposed beams with a pitched ceiling, making this room light and airy. Also enjoying a window to the front is the comfortable double bedroom with ample space for bedroom furniture and there is recessed shelving space. Completing the accommodation with a rear facing window is the shower room, incorporating a WC, wash hand basin and a separate shower. Outside; the property benefits from having a traditional outdoor store providing a generous storage space.

#### Location:

The Royal Burgh of Peebles is a thriving market town and the third largest town in the Borders with a population of around 8,000. 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 4 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. Mixture of UPVC and timber double-glazed windows. Telephone and fibre broadband connection.

#### Items to be Included:

All fitted carpets and fitted light fittings throughout the property will be included in the sale.

#### Council Tax and Local Authority:

For Council Tax purposes this property has been assessed as band category A. Amount payable for year 2020/2021 - £1,134.79. 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 C (69) with potential C (75).

#### 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:

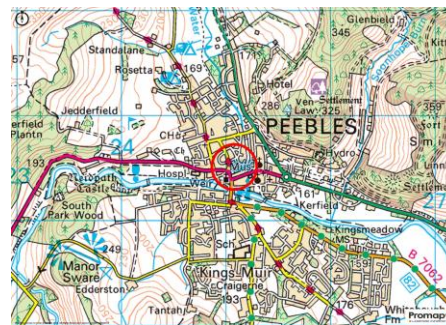
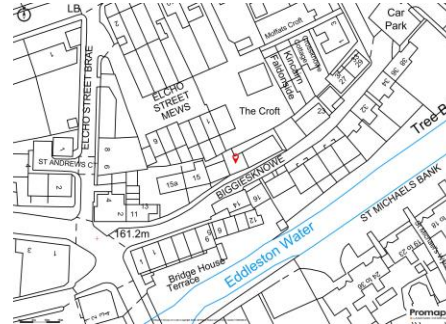
A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to JBM Estate Agents, in writing, will be advised of a closing date, unless the property has been sold previously.

#### 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.

Particulars prepared December 2020.

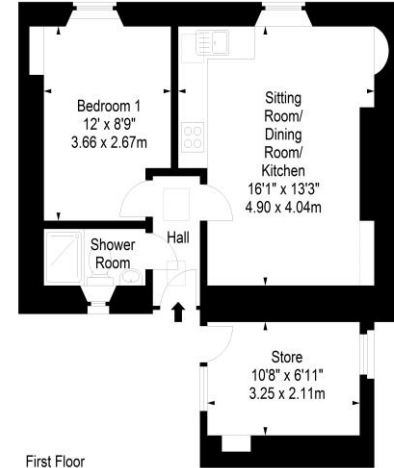




Biggiesknowe,  
Peebles,  
Scottish Borders, EH45 8HS



Approx. Gross Internal Area  
475 Sq Ft - 44.13 Sq M  
(Including Store)  
For identification only. Not to scale.  
© SquareFoot 2020



First Floor

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	69	75
EU Directive 2002/91/EC		

#### Environmental (CO<sub>2</sub>) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>	70	79
EU Directive 2002/91/EC		

**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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