



18 Kingsmeadows Gardens, Peebles,  
Peeblesshire, EH45 9LB



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



A fabulous, rarely available, four-bedroom detached bungalow with attached garage occupying a leafy position located within an established residential area of the picturesque Borders town of Peebles.



### DESCRIPTION:

Built in around 1976 this wonderful family home offers well-proportioned accommodation totalling and impressive 1,845 square feet, surrounded by beautiful mature private gardens to the front side and rear. With a stylish interior boasting of generous living space including an open plan dining kitchen and a sizeable sitting room, this property is ideal for modern family living. Early viewing is highly advised to fully appreciate the accommodation and garden grounds on offer.

Presented in immaculate decorative order throughout, the internal accommodation comprises; entrance vestibule with useful fitted storage, leading into a bright and welcoming inner hallway which gives access to all accommodation and two generous storage cupboards. Peacefully positioned to the rear, the spacious sitting room boasts of patio doors overlooking the rear garden and features a multi fuel stove giving the room a real focal point. The spacious open-plan kitchen dining room, also positioned at the rear, is fitted with an excellent range of wall and base units with contrasting worktops incorporating a gas hob and a composite sink unit. Integrated appliances include an electric oven and a cooker hood. There is space for a dishwasher, fridge freezer and a washing machine. Separated via a centre island, the dining area is a good size with ample space for a dining table and chairs and enjoys patio doors giving direct access to the rear garden. Adjacent to the kitchen is a rear hallway which gives access to a fitted storage cupboard housing the hot water tank and a family shower room incorporating a WC, wash hand basin and a corner shower unit. An external door gives access to the side of the property. There are four comfortable double bedrooms to which two feature windows overlooking Kingsmeadows to which one features fitted wardrobes, whilst the other two bedrooms enjoy windows to the front of the property, again with one featuring fitted wardrobes. Completing the accommodation is the spacious family bathroom incorporating a WC, wash hand basin and a panelled bath. An opaque window to the side allows in the natural light.

### OUTSIDE:

Externally, there is private garden ground to the front, side, and rear of the house. The front garden is mainly laid with decorative chips with mature planted borders. A paved driveway provides off street parking and leads to a single attached garage which benefits from a workshop space to the rear with a stainless-steel sink unit and power. To the side of the garage the property benefits from a Scottish Power electric car home charging point. The large, beautiful mature private rear garden is mainly laid to lawn with planted flower and shrub borders surrounded by mature trees. A large decorative chipped area provides ample space for garden furniture to enjoy alfresco dining in the summer months. There is a timber log store and a greenhouse.

### 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:

Main's water and drainage. Main's electricity. Gas fired central heating. UPVC double glazed windows. Telephone and fibre broadband connection.

### ITEMS TO BE INCLUDED:

All fitted carpets, blinds and 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 G, with an annual charge of £3,220.87 payable for the year 2020/2021. 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 (70) with potential B (82).

### 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:

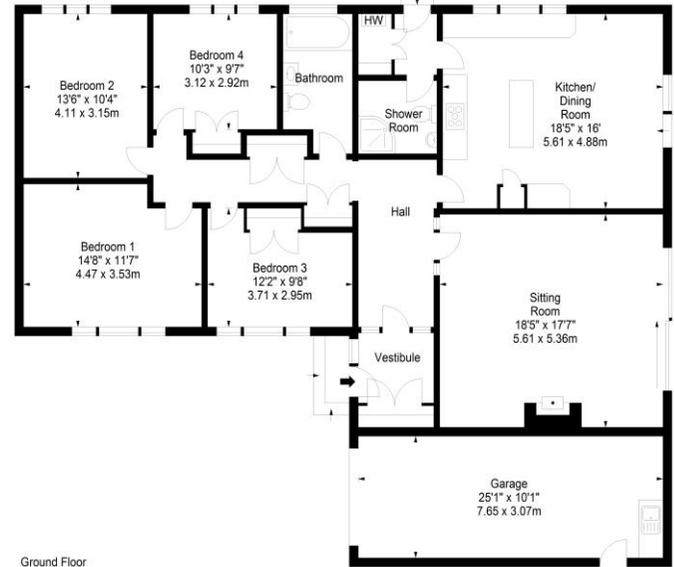
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified 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 June 2021.

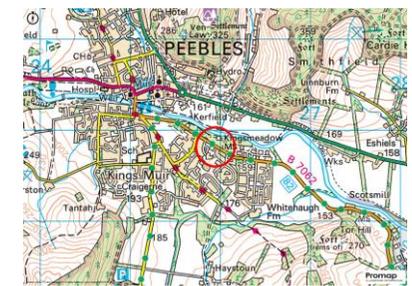
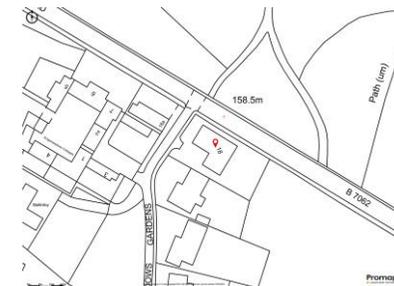
### Kingsmeadows Gardens, Peebles, Scottish Borders, EH45 9LB



Approx. Gross Internal Area  
1845 Sq Ft - 171.40 Sq M  
(Including Garage)  
For identification only. Not to scale.  
© SquareFoot 2021



Ground Floor



**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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