



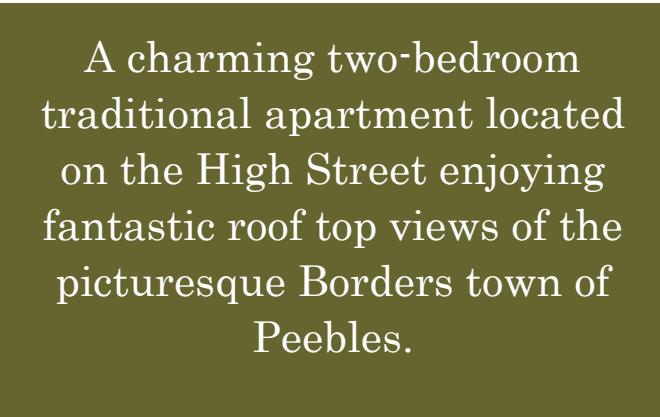
5F High Street, Peebles,
Peeblesshire, EH45 8AG

BESTTM
ESTATE AGENT GUIDE
2019 : EXCEPTIONAL

SALES


JBM ESTATE AGENTS

A charming two-bedroom traditional apartment located on the High Street enjoying fantastic roof top views of the picturesque Borders town of Peebles.



Description:

Built in the 1880's and full of character, the flat has been fully modernised to an excellent standard with light and fresh décor throughout. Whilst retaining some original features, the flat boasts of a stylish contemporary feel with a modern kitchen and bathroom. Providing accommodation totalling an impressive 657 square feet, this property would make a superb purchase for a first-time buyer, professional couple or an investment purchaser. Early viewing is highly recommended.

The internal accommodation accessed via a communal stairwell comprises; Entrance hallway giving access to all accommodation. Positioned to the front of the property with fantastic views is the well-proportioned sitting room which boasts an original cast iron fireplace giving the room a real focal point. Located at the rear, the kitchen is fitted with a range of stylish wall and base units with contrasting worktops. Integrated appliances include an electric hob, electric oven and extractor fan. Open to the Kitchen is an extremely useful utility area with a large double storage cupboard and space for a fridge freezer and a washing machine. There are two double bedrooms, one with a window to the front of the property overlooking the High Street, whilst the other is set to the rear of the property. Completing the accommodation is the contemporary bathroom with fitted vanity unit incorporating a WC, wash hand basin and there is a panelled bath with shower over. Externally; there is a communal drying area at the rear of the property.

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. Space heating is provided by a system of electric panel heaters. Timber framed single glazed sash and case windows. Telephone and fibre broadband connection.

Items to be Included:

All fitted carpets, blinds, curtains, 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 B, with an annual charge of £1,323.79 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 F (36) with potential D (62).

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 February 2021.

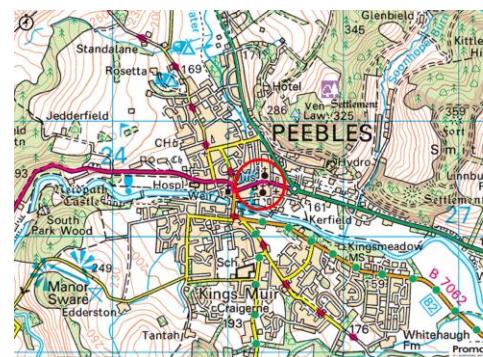
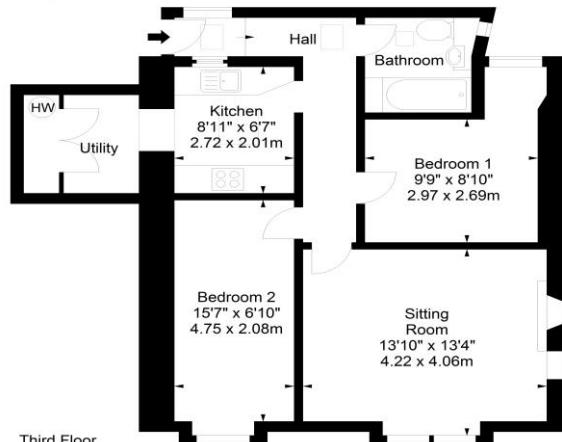




High Street,
Peebles,
Scottish Borders, EH45 8AG



Approx. Gross Internal Area
657 Sq Ft - 61.04 Sq M
For identification only. Not to scale.
© SquareFoot 2021



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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