



12 Cuddyside, Peebles,
Peeblesshire, EH45 8EN



BEST
ESTATE AGENT GUIDE
2019 : EXCEPTIONAL
SALES



An exceptionally bright and spacious two-bedroom terraced townhouse built in the 1970's enjoying a central location situated within a purpose-built development in the picturesque Borders town of Peebles.



DESCRIPTION:

Freshly decorated in neutral tones throughout, the property offers well-proportioned accommodation totalling 833 square feet over two floors. Just a short walk away from the High Street and all the excellent local amenities and riverside walks the town has to offer, this property would appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate the accommodation on offer.

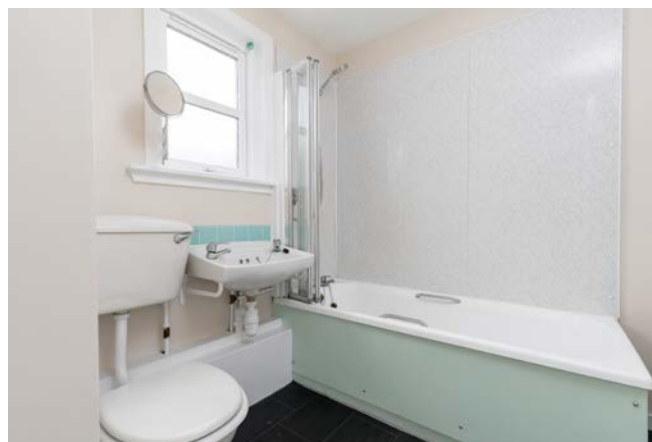
The internal accommodation comprises; entrance hallway with staircase to the first floor, and a very generous under stair cupboard providing excellent storage space which would be ideal for secure mountain bike storage. On the first floor there is a hallway landing with a further decent size storage cupboard, and a staircase which leads up to the second floor. Positioned to the rear, with a large window overlooking a communal garden and views through to the Cuddy, is the sitting room, which is a bright, spacious, and relaxing room which features an electric fireplace giving the room a lovely focal point. Adjacent to the Sitting room is the dining kitchen. Also enjoying a window to the rear, the kitchen is fitted with a good range of modern wall and base units with contrasting worktops incorporating a stainless-steel sink and an electric hob, Integrated appliances include an electric oven and a microwave. There is space for a fridge freezer and a washing machine. Set to the rear of the kitchen is the dining area where there is ample space for a dining table and chairs, making the perfect space for family meals and entertaining. A bright and airy staircase with dual aspect windows, leads up to the second-floor hallway landing where there are two storage cupboards. There are two comfortable double bedrooms on this level which are positioned to the rear of the property. Both bedrooms are of a generous size with one featuring fitted storage and dual aspect windows to the side and rear. Completing the accommodation is the bathroom which incorporates a WC, wash hand basin and a panelled bath with shower over.

OUTSIDE:

Externally; adjacent to the front door there is a useful and sizable outdoor storage cupboard. There is a communal drying area to the side of the property and off-street parking is provided with a residents parking area.

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. There are solar PV electrical panels with feed-in, providing lower energy bills. UPVC double glazed windows. Telephone and fibre broadband connection.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings and window coverings 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 B, with an annual charge of £1,332.40 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 (74) with potential C (74).

VIEWING ARRANGEMENTS:

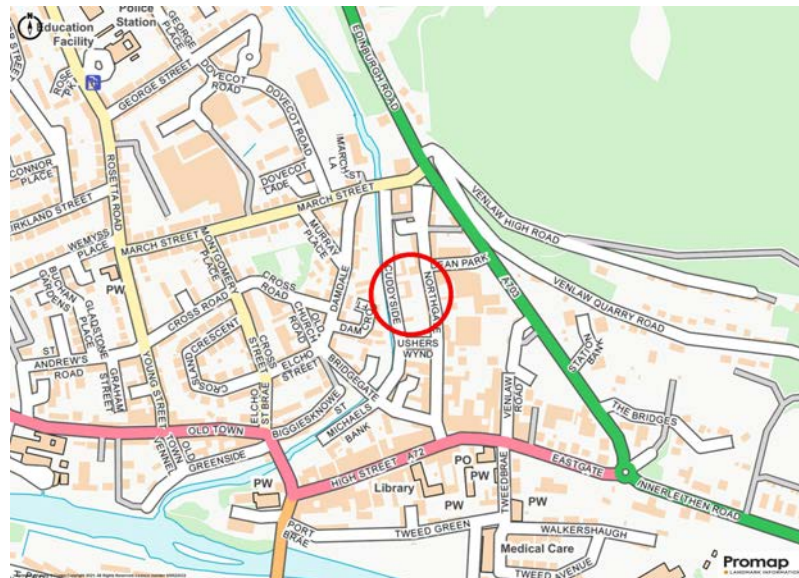
Viewings of this property are strictly by appointment.

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.

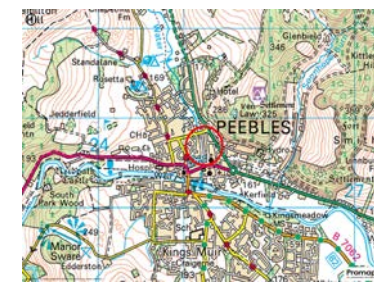
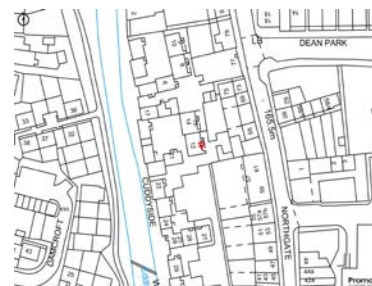
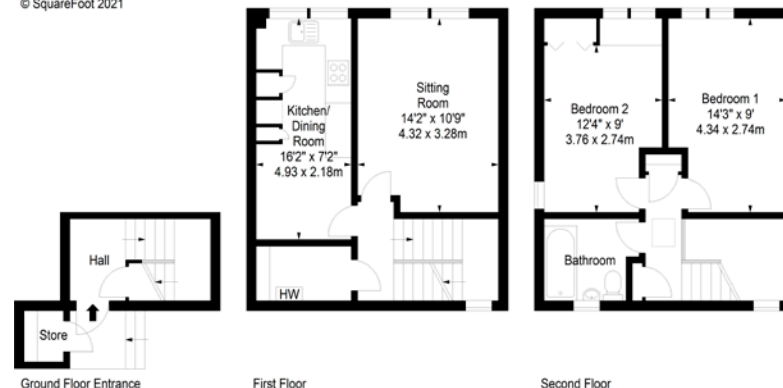
ANTI-MONEY LAUNDERING REGULATIONS:

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."

Cuddyside,
Peebles,
Scottish Borders, EH45 8EN



Approx. Gross Internal Area
833 Sq Ft - 77.39 Sq M
Store
Approx. Gross Internal Area
11 Sq Ft - 1.02 Sq M
For identification only. Not to scale.
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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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