



30A Northgate, Peebles, Peeblesshire, EH45 8RS  
Offers Over £295,000





A delightful two-bedroom detached bungalow centrally located in the heart of the picturesque Borders town of Peebles just a stone's throw from the well-regarded High Street.





### DESCRIPTION:

Built in around 1975, this fantastic property offers well-proportioned accommodation totalling an impressive 855 square feet and benefits from having generous private gardens, a single detached garage, and off street parking. Boasting a central, yet secluded location with the bustling High Street offering an excellent array of amenities and access to the open countryside on your doorstep, this property is sure to prove popular. Early viewing comes highly recommended to fully appreciate the accommodation, location, and private gardens on offer.

Remodelled and upgraded in around 2016, enjoying a comfortable layout, the internal accommodation comprises; welcoming entrance hallway giving access to two useful storage cupboards, and a ceiling hatch giving access to a generous floored attic space. Positioned to the rear, the sitting room features a charming log burning stove giving the room a real warming focal point, whilst glazed French doors provide access through to a fantastic conservatory located at the side of the property offering views and access out to the private gardens. Adjacent and open to the sitting room, the kitchen is fitted with an excellent range of modern wall and base units with contrasting splashback and worktop surfaces incorporating a stainless-steel sink unit positioned below a front facing window. Integrated appliances include a gas hob, cooker hood, electric oven, microwave oven, a washing machine, and an undercounter fridge and freezer, whilst space and services are provided for a free standing dishwasher. There is a rear porch/boot room accessed from the kitchen which also gives access to the private gardens. The principal bedroom is of an extremely generous size with a large side facing window and benefits from having fantastic fitted wardrobes. The second bedroom is a comfortable double to which also enjoys a side facing window. The accommodation is completed by the modern shower room which incorporates a WC, wash hand basin, a large walk-in shower unit with mains shower, and a front facing opaque window allowing in the natural light.

### OUTSIDE:

Externally; there are low maintenance private gardens to the front sides and rear of the property. The private secluded gardens are fully enclosed by both traditional stone walling and timber fencing. Mainly laid to decorative chips, there are areas planted with mature shrubbery and several areas ideal for both out door lounge and dining furniture allowing for alfresco dining and relaxing in the summer months. Accessed via a shared drive, private off-street parking is provided which leads to a private detached single garage which also benefits from a pedestrian door accessed from the garden.

### 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 broadband connection.

#### ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings (excluding the sitting room lights), blinds throughout, integrated kitchen appliances, and the dishwasher 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 D, with an annual charge of £1,858.40 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 C (69) 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:

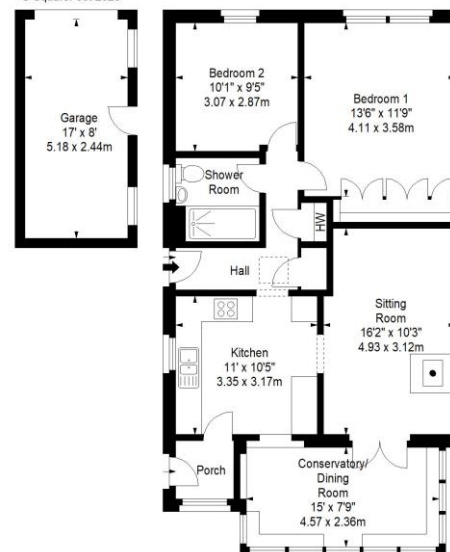
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified 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 April 2023.

Northgate,  
Peebles,  
Scottish Borders, EH45 8RS



Approx. Gross Internal Area  
855 Sq Ft - 79.43 Sq M  
Garage  
Approx. Gross Internal Area  
136 Sq Ft - 12.63 Sq M  
For identification only. Not to scale.  
© SquareFoot 2023



Ground Floor

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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