



9 South Park West, Peebles,
Peeblesshire, EH45 9EF



BESTTM
ESTATE AGENT GUIDE
2019 : EXCEPTIONAL
SALES



A delightful three-bedroom detached family home with a single integral garage built around 1985 offering well-proportioned accommodation over two floors totalling 1,239 square feet.



Description:

Enjoying a quiet and peaceful setting within a leafy cul-de-sac on the south side of the beautiful Borders town of Peebles. The house is within easy walking distance to the High School, town centre and other excellent local amenities, this wonderful house is sure to prove popular and early viewing is highly recommended.

The internal accommodation comprises; bright and welcoming entrance hallway with a staircase to the upper floor and a guest cloakroom incorporating a WC and wash hand basin. To your right with a dual aspect is a large sitting room enjoying a large window overlooking the front garden and patio doors to the rear giving direct access to the private garden. The sitting room features an electric fire with a timber and marble surround giving the room a real focal point. Accessed via the hallway is the breakfasting kitchen which is fitted with a range of wall and base units with contrasting worktops incorporating a stainless-steel sink positioned under a rear facing window and an electric ceramic hob. Integrated appliances include an eye level double electric oven and there is space for a washing machine, dishwasher, and a fridge freezer. Adjacent to the kitchen is a good-sized dining room which has a large, glazed window and door to leading out the rear garden, a lovely space for entertaining family and friends. The dining room also has an internal door giving access directly into the integral garage. On the upper floor there is a hallway landing giving access to all accommodation and a built-in storage cupboard. Positioned at the front is the generous master bedroom with a dormer window. There is a further two comfortable double bedrooms, one positioned to the front and the other to the rear and all three bedrooms feature convenient fitted storage. Completing the accommodation is the family shower room incorporating a WC, wash hand basin and a large walk-in shower unit and there is an opaque window to the rear.

Outside; the front garden is mainly laid with decorative chips providing off street parking for two vehicles and leads to the integral garage which has a metal up and over door. The private enclosed rear garden is mainly laid with decorative chips with shrub and flower borders and there are two paved patio areas, perfect for alfresco dining. The rear garden is bound by timber fencing and a side gate gives access to the front 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 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. UPVC double glazed windows. Telephone and fibre broadband connection.

Items to be Included:

All fitted carpets, blinds, and light fittings throughout and the white goods in the kitchen will be included in the sale.

Council Tax and Local Authority:

For Council Tax purposes this property has been assessed as band category F, with an annual charge of £2,684.87 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 D (67) with potential C (80).

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 October 2020.

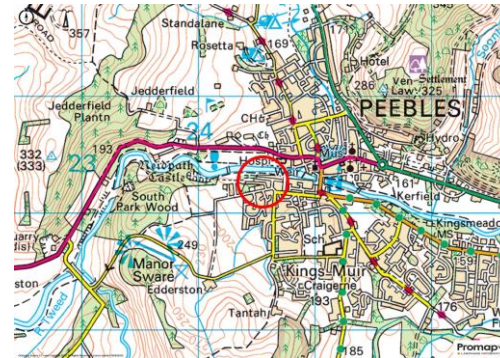
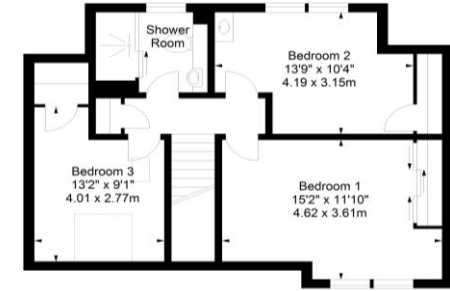
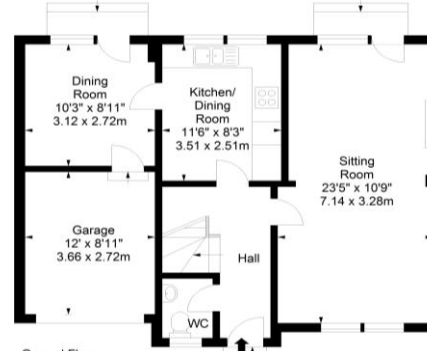




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Scottish Borders, EH45 9EF



Approx. Gross Internal Area
1239 Sq Ft - 115.10 Sq M
(Including Garage)
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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