



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



22 South Park West is a welcoming, modern three-bedroom detached bungalow which enjoys a quiet, peaceful setting located in a desirable residential area on the south side of the beautiful Borders town of Peebles.



Description:

Built in around 1984, the property offers accommodation totalling an impressive 1,333 square feet including a single attached garage and enjoys generous, mature gardens to the front, side, and rear. Benefiting from a spacious comfortable layout, a generous size plot and within easy walking distance to the High School, town centre and other excellent local amenities, this property is sure to prove popular. Early viewing is highly recommended to fully appreciate the accommodation on offer.

The well-presented internal accommodation comprises: entrance vestibule leading into a spacious and welcoming hallway with built in storage cupboards and gives access to all accommodation. Positioned at the front is a bright and attractive sitting room with feature windows overlooking the pretty front garden. The sitting room is of a generous size and offers ample space for a separate dining area if required. With a window to the side of the property is the fully refurbished kitchen dining room. The kitchen is fitted with a range of stylish wall and base units with contrasting worktop surfaces incorporating a stainless-steel sink unit and an electric hob. Integrated appliances include an electric oven, cooker hood and a dishwasher and there is space for a washing machine and a fridge freezer. Beneath a large cut out from the kitchen to sitting room there is ample space for a dining table and chairs. An external door at the side of the property leads to a side porch which gives access out to the rear gardens. There are three comfortable double bedrooms, to which all benefit from having double fitted wardrobes. Two of the bedrooms have a window to the side of the property, whilst the third enjoys a window to the rear. Completing the accommodation is the family shower room incorporating a WC, wash hand basin and a large separate walk-in shower unit, and there is a stylish heated towel rail.

Outside: the house is set within a good-sized plot with garden ground to the front, side and the rear. The well-maintained front garden contains an area of lawn as well as a paved area along with some planting and flower borders. A gravelled driveway provides off street parking and leads to an attached single garage with up and over door and benefits from power and light and a door at the rear gives access to the rear garden. A pathway at the side of the property leads to the fully enclosed rear garden where there is an area laid to lawn with shrub and decorative chip borders, a summer house and a paved patio area ideal for alfresco dining and entertaining. The rear garden also boasts of a large lower garden area which leads to woodlands and picturesque riverside walks.

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 floor coverings 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 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 C (69) with potential B (85).

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 November 2020.

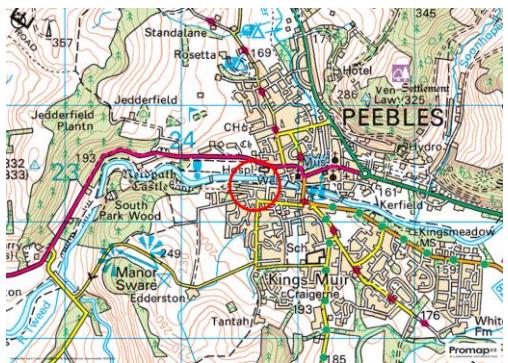
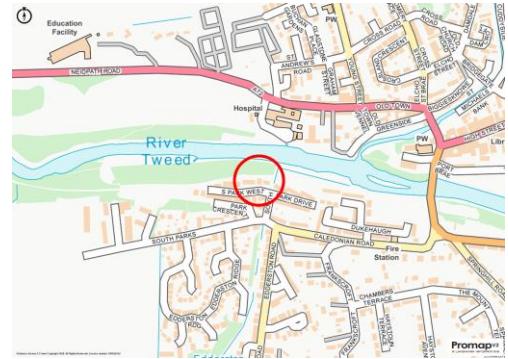




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Scottish Borders, EH45 9EF



Approx. Gross Internal Area
1333 Sq Ft - 123.84 Sq M
(Including Garage)
For identification only. Not to scale.
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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating			
	Current	Potential	Current		
Very energy efficient - lower running costs (92-100)	A	85	Very environmentally friendly - lower CO ₂ emissions (92-100)	A	82
(81-90)	B	69	(81-90)	B	65
(69-60)	C		(69-60)	C	
(55-60)	D		(55-54)	D	
(39-54)	E		(39-54)	E	
(21-30)	F		(21-30)	F	
(1-10)	G		(1-10)	G	
Not energy efficient - higher running costs					
Scotland					
EU Directive 2002/91/EC					

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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