



Benrig, 1 Cuddyside, Peebles,
Peeblesshire, EH45 8EN



BESTTM
ESTATE AGENT GUIDE
2019 : EXCEPTIONAL
SALES



Benrig is a charming traditional stone built four-bedroom detached cottage located in the heart of the picturesque Borders town of Peebles enjoying peaceful views over Eddleston Stream.



DESCRIPTION:

The property has recently undergone full refurbishment, including a substantial rear extension, and a redesigned layout perfect for modern family living. With a beautiful neutral décor, and finished to an exceptionally high specification throughout, this fabulous house offers accommodation totalling 1,497 square feet over two floors and benefits from having private gardens to the front side and rear. This fabulous family home with riverside views is sure to prove popular, early viewing is highly advised.

The stylish and modern interior accommodation comprises; spacious and welcoming entrance hallway giving access to all ground floor accommodation and a staircase leading to the upper floor. The spacious and bright sitting room enjoys a dual aspect with a window to the front providing riverside views, and French doors to the rear giving access to the garden. The fabulous, stylish, and contemporary dining kitchen which is set to the rear of the property is of a generous size, flooded with natural light via French doors to the side of the property. The kitchen is fitted with range of modern wall and base units with contrasting worktops incorporating a stainless-steel sink unit, an electric hob, and a large breakfast bar, perfect for informal dining. Integrated appliances include an eye level electric oven, dishwasher, and a fridge freezer. A door gives access to the under-stair storage cupboard which provides services for a washing machine. Open to the kitchen, the dining area allows ample space for a dining table and chairs, making the perfect space for entertaining family and friends. Also enjoying the peaceful views to the front is the master bedroom which features a private en-suite shower room which incorporates a WC, wash hand basin, and a separate shower enclosure. Completing the ground floor accommodation is the family bathroom incorporating of a WC, wash hand basin, and a P-shaped panelled bath with electric shower over. An opaque window to the rear allows in the natural light. On the first floor there is a large hallway landing which could easily be used as a study or play area, fitted cupboards provide excellent storage space. There are three comfortable double bedrooms, two positioned to the front, and one to the rear.

OUTSIDE:

Externally; there are private gardens to the front, side and rear of the property. The front garden is laid to decorative chips to one side, whilst the other is laid with attractive paving, the ideal space to sit and enjoy the riverside views. There is private driveway to the side of the property providing off-street parking. The rear garden has an area of lawn, and boasts of a beautiful, paved patio accessed from both the sitting room and the dining kitchen, which is of a generous size, perfect for alfresco dining and entertaining in the summer months.

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. Main's 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 integrated items 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 C, with an annual charge of £1,522.75 payable for the year 2021/2022. 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 B (88) with potential B (88).

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."

Particulars prepared August 2021.

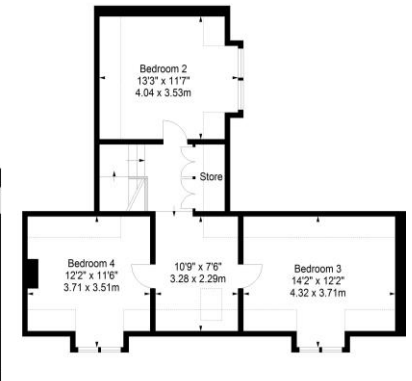
Benrig,
Cuddyside,
Peebles,
Scottish Borders, EH45 8EN



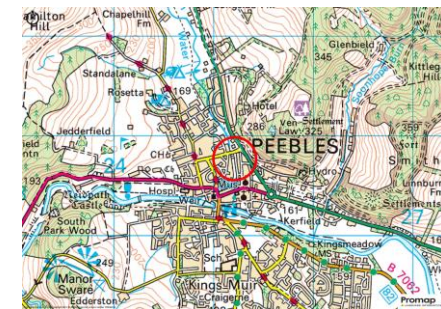
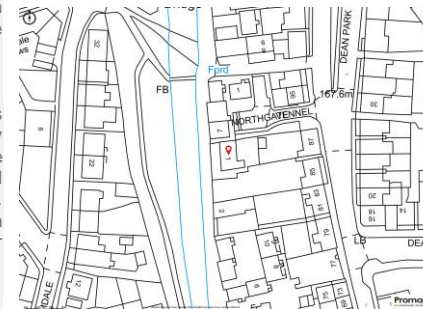
Approx. Gross Internal Area
1497 Sq Ft - 139.07 Sq M
For identification only. Not to scale.
© SquareFoot 2021



Ground Floor



First 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.



10 Northgate, Peebles, EH45 8RS
Tel: 01721 540170 Fax: 01721 520104
Email: mail@jbstateagents.co.uk
www.jbmstateagents.co.uk