



3 Ivanhoe Road, Peebles,  
Peeblesshire, EH45 9BB



**BEST**<sup>TM</sup>  
ESTATE AGENT GUIDE  
2019 : EXCEPTIONAL  
SALES





A delightful three-bedroom mid-terraced house situated in a quiet cul-de-sac within an established and popular residential area on the southern side of the picturesque Borders town of Peebles.





### Description:

Built in around 1960, the property offers accommodation totalling an impressive 1,014 square feet over two floors. This exceptionally spacious property is in good decorative order throughout and would make the ideal family home. With a pleasant outlook, private gardens to the front and rear, and just a short walk away from Priorsford Primary School, we are sure this property will prove popular, early viewing is highly recommended.

The internal accommodation comprises; bright and welcoming entrance hallway with staircase to the upper floor and that all important under stair storage cupboard. To your right is the generous sized sitting room / dining room which promises versatile space for lounge furniture and seated dining. This dual aspect room enjoys a large window to the front allowing the light flood in, and a window to the rear overlooks the private and enclosed rear garden. The kitchen is accessed via a doorway from the dining area and is fitted with a range of wall and base units. Contrasting laminated worktop surfaces incorporate an electric hob and a stainless steel sink unit positioned underneath a rear facing window. Integrated appliances include a gas oven and an electric extractor fan, and there is space for a washing machine and a fridge freezer. An external door from the kitchen gives direct access to the private rear garden. On the first floor there is a hallway landing which gives access to all accommodation. Positioned at the front is the master bedroom which enjoys a pleasant outlook and features a large built in storage cupboard. There are a further two comfortable double bedrooms, one positioned to the front featuring built in storage space above the staircase and a double fitted wardrobe, whilst the other is set to the rear of the property and benefits from having two generous sized built in storage cupboards. Completing the accommodation is the modern family shower room which incorporates a WC, wash hand basin and a separate shower unit. Outside, there is private and enclosed gardens to the front and rear of the property. The front garden is mainly laid to lawn with areas planted with shrubs and is bound by decorative stone walling. The rear garden enjoys an area of lawn and a paved patio area is perfect for alfresco dining. The rear garden benefits from a timber shed and is fully bound by hedging and timber fencing with timber gate. There is a shared parking area to the rear of the property.

### 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 Gytess Leisure Centre offers a wide variety of leisure activities to suit adults and children. Glentworth 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 broadband connection.

### Items to be Included:

All fitted carpets, blinds and fitted 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 B, with an annual charge of £1,323.79 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 (76) with potential B (90).

### 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 January 2021.

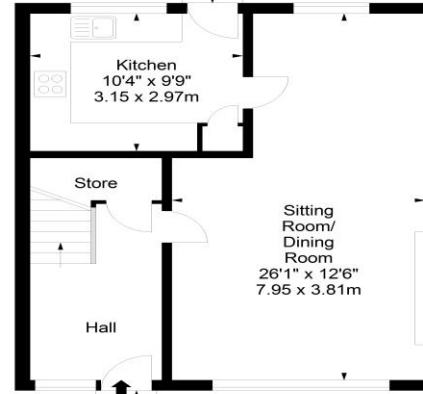




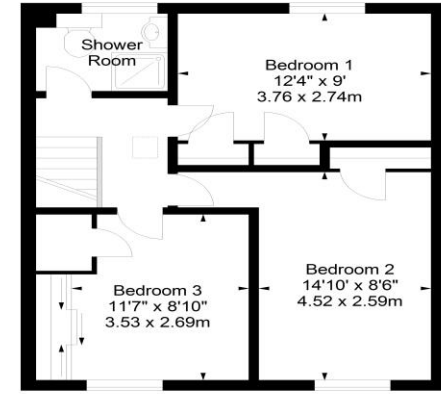
Ivanhoe Road,  
Peebles,  
Scottish Borders, EH45 9BB



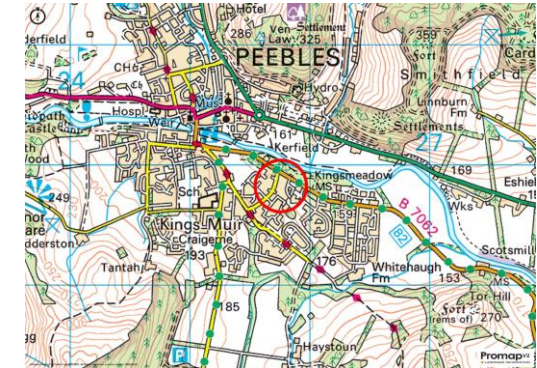
Approx. Gross Internal Area  
1014 Sq Ft - 94.20 Sq M  
For identification only. Not to scale.  
© SquareFoot 2021



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.



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