



4 Eliots Park, Peebles,  
Peeblesshire, EH45 8HB

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

  
JBM ESTATE AGENTS

A spacious two-bedroom semi-detached house situated within a popular residential area on the edge of the picturesque Borders town of Peebles.



#### Description:

Named "Ardgour" and built around 1919, the property offers comfortable and versatile accommodation totalling 920 square feet over two floors. The house enjoys private gardens to the front, side and rear and is conveniently placed close to schools and within comfortable reach of the town centre and excellent local amenities. This property is sure to prove popular and early viewing is highly recommended.

The internal accommodation comprises; entrance porch leading to an internal hallway with staircase to the upper floor and a large storage cupboard. Positioned at the front of the house is a large and bright sitting room enjoying a window overlooking the front garden. Positioned at the rear is a spacious open plan kitchen dining room. The kitchen is fitted with a range of wall and base units with complementary worktops incorporating a stainless-steel sink unit. Integrated appliances include an electric oven, electric hob, cooker hood, and a dishwasher. There is an external glazed door providing access out to the rear garden. The dining area enjoys a window overlooking the rear garden with ample space for a table and chairs. On the first floor, accessed via a turning staircase, there is a hallway landing with two storage cupboards and access hatch to the roof space. There are two well-proportioned double bedrooms, one to the front of the house, which is a bright room with a double window overlooking Rosetta Road and features an "Edinburgh" press cupboard. With views across the rear garden, is the second bedroom, another good-sized room. Completing the accommodation, located to the rear, is the family bathroom with an opaque window to the side. The bathroom is fully tiled and features a three-piece suite incorporating a WC, wash hand basin and a bath with electric shower over. Outside; the house is set within a good-sized plot with garden ground to the front, side, and the rear. The enclosed west facing rear garden has an area laid to lawn, a paved patio, and an area of decorative chips with shrub borders and hedging. The rear garden also benefits from having a good size timber garden office. At the front, the garden is again mostly laid with decorative chips with some planting and flower borders. On street parking is available in front of the house.

#### 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, fitted light fittings and blinds throughout the house will be included in the sale.

#### Council Tax and Local Authority:

For Council Tax purposes this property has been assessed as band category B. Amount payable for year 2020/2021 - £1,323.79. 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 (66) with potential B (86).

#### 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.

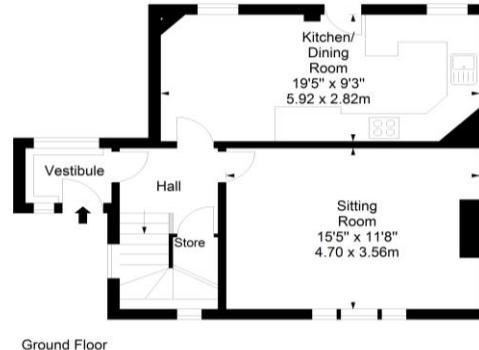
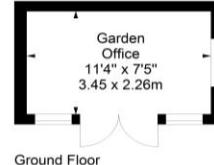




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 **SquareFoot**

Approx. Gross Internal Area  
920 Sq Ft - 85.47 Sq M  
Garden Office  
Approx. Gross Internal Area  
84 Sq Ft - 7.80 Sq M  
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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