



13 Elcho Street, Peebles,
Peeblesshire, EH45 8LQ



BESTTM
ESTATE AGENT GUIDE
2019 : EXCEPTIONAL
SALES



A delightful main door
traditional two-bedroom first
floor flat situated on a pleasant
residential street in the
conservation area of the
picturesque Borders town of
Peebles.



DESCRIPTION:

Built in around 1900, this well-proportioned flat provides accommodation totalling 590 square feet and benefits from a fantastic, fully floored, and lined attic space, perfect for conversion into further accommodation subject to the necessary planning consents. Boasting of a central location within easy reach of the town centres excellent amenities, this property would make an ideal purchase for a first-time buyer, holiday home or investment purchaser, and early viewing is highly recommended.

Accessed at ground floor level, the internal accommodation comprises; entrance vestibule with a staircase leading to the first-floor hallway which gives access to all accommodation. With a window to the front of the property overlooking Elcho Street, the good-sized sitting room is a light and airy room which features a lovey natural wooden corner display unit, and original cornicing. Located at the rear, the kitchen is fitted with a good range of wall and base units with contrasting laminated worktop surfaces incorporating a white composite sink unit, with a tiled splash back finishing the look. There is space for a washing machine, fridge freezer, and a cooker. There is a window to the rear overlooking the private garden which fills the room with natural light. The larger of two bedrooms is a comfortable double located to the rear of the property which boasts of extensive fitted wardrobes and benefits from a walk-in storage cupboard. The second bedroom is located to the front of the property and also features generous fitted wardrobes and storage space. Completing the accommodation is the bathroom which incorporates a WC, wash hand basin, and a panelled bath with electric shower over. The fabulous attic space is accessed via a ceiling hatch in the hallway and is of a generous size benefiting from being fully floored and lined, and, from having electric lighting, a radiator, eves storage space, and a Velux window letting the natural light flood in.

OUTSIDE:

Externally; there is an area of private garden ground to the rear of the property. Accessed via a pathway to the side of the property, the extremely low maintenance private garden is fully laid to decorative paving with a raised bedding planter providing the perfect space for flowers and shrubs. There is a timber shed providing external storage, and the garden is fully bound by timber fencing.

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 and Arts Centre showcases local and international musical and artistic talent throughout the year. There are a number of popular festivals which take place annually including 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 to Edinburgh Airport for UK or overseas travel.



SERVICES:

Main's water and drainage. Main's electricity. Gas central heating. UPVC double glazed windows. Telephone and broadband connection.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings and blinds throughout the property will be included in the sale. Kitchen appliances may be available through separate negotiation.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category B, with an annual charge of £1,332.40 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 C (74) with potential C (78).

VIEWING ARRANGEMENTS:

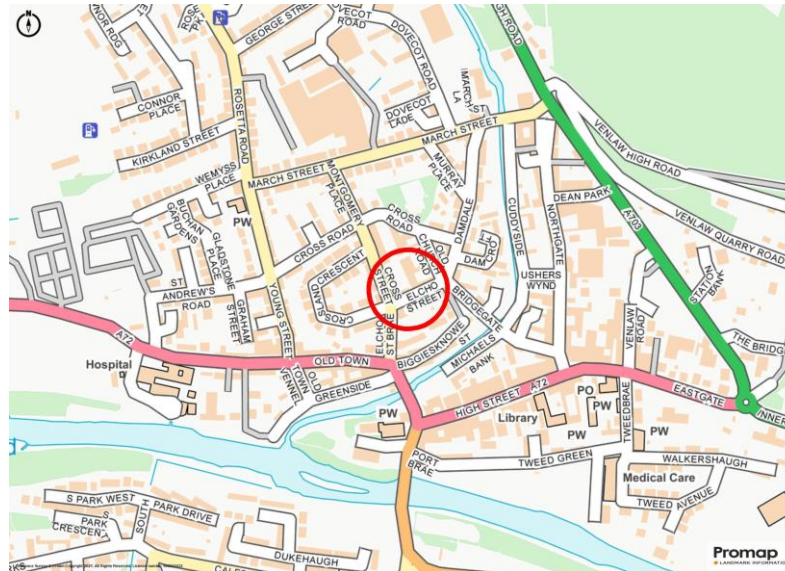
Viewings of this property are strictly by appointment.

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 November 2021.

Elcho Street, Peebles, Scottish Borders, EH45 8LQ

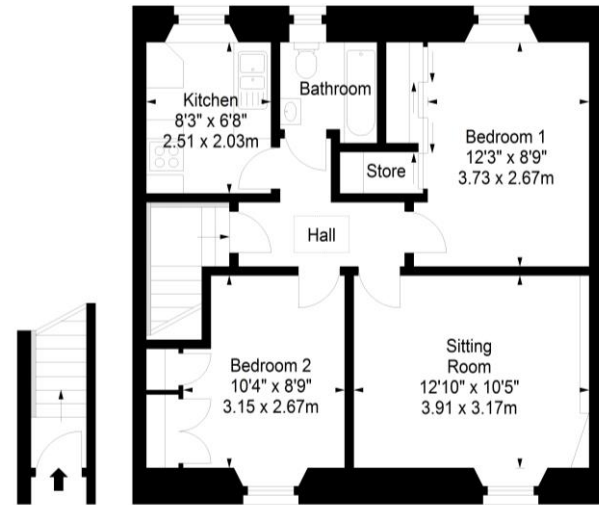


Approx. Gross Internal Area

590 Sq Ft - 54.81 Sq M

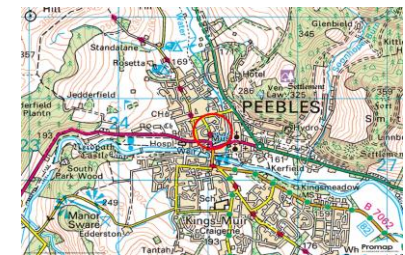
For identification only. Not to scale.

© SquareFoot 2021



Ground
Floor
Entrance

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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