



Clova Cottage, 17 Biggiesknowe  
Peebles, Peeblesshire, EH45 9BB

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



Located in the heart of the picturesque Borders town of Peebles, "Clova Cottage" is a delightful two-bedroom mid-terraced cottage situated within a historic lane just short a walk away from the thriving High Street.



#### Description:

Built in around 1890 on one of the oldest streets in the town, the cottage offers accommodation totalling 751 square feet over two floors and also offers a delightful private outdoor seating area to the rear. In addition to being a charming permanent residence, this superb cottage would potentially make a perfect holiday home or an excellent buy to let, early viewing is highly recommended.

The internal accommodation comprises; spacious entrance hallway with staircase to the upper floor and a generous sized storage cupboard below. To your left enjoying a window overlooking the quiet street of Biggiesknowe, is the sitting room. This is a bright and relaxing room which features a gas fire giving the room a real focal point and a built-in storage cupboard houses the boiler. Across the hallway, also positioned at the front is the breakfasting kitchen which is fitted with a range of wall and base units. There is a stainless-steel sink positioned underneath a front facing window and there is space for a washing machine, cooker and a fridge freezer with ample room for a small table and chairs. Taking the stairs to the first floor there are two comfortable double bedrooms, one with a window to the front which features two fitted wardrobes and a built in storage cupboard. The second bedroom enjoys a dual aspect with a window to the front and two Velux windows to the rear which also features a fitted wardrobe. Completing the accommodation is the fully tiled bathroom incorporating a WC, wash hand basin and a panelled bath with electric shower over. Externally; the cottage enjoys a compact but private and enclosed terrace to the rear, a charming and ideal space for enjoying alfresco dining 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:

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 E (53) with potential B (91).

#### 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:

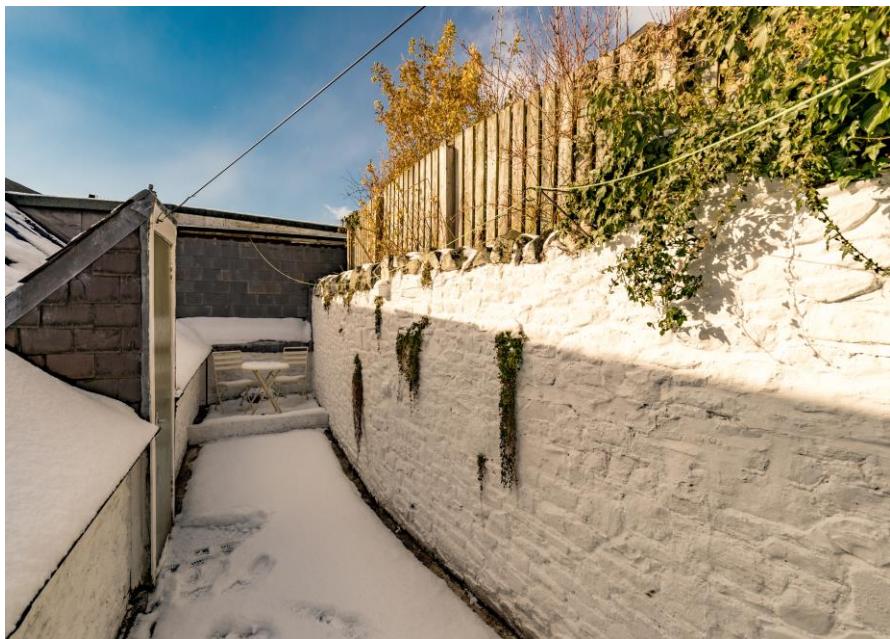
A closing date may be fixed, however, there is no requirement for the seller to fix a closing date when more than one interest is noted. JBM Estate Agents is entitled to accept their client's instructions to accept an incoming offer without having a closing date and without giving other parties who may 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.

Particulars prepared February 2021.

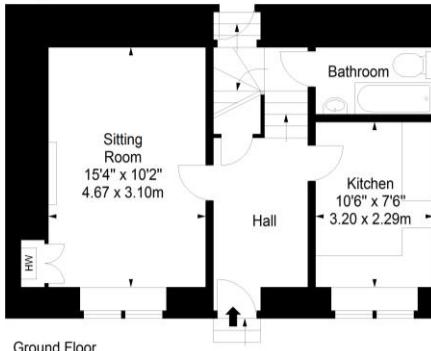




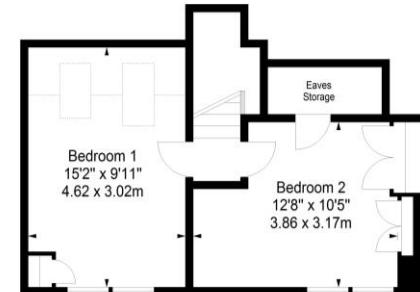
Biggiesknowe,  
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Scottish Borders, EH45 8HS



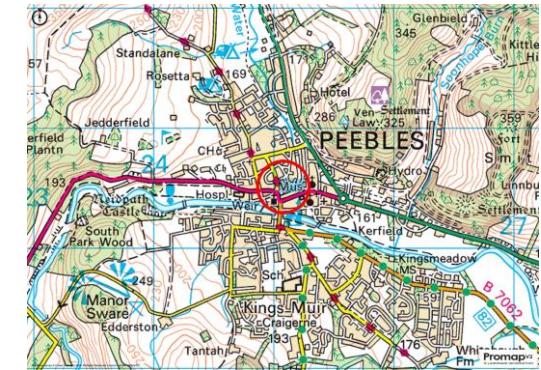
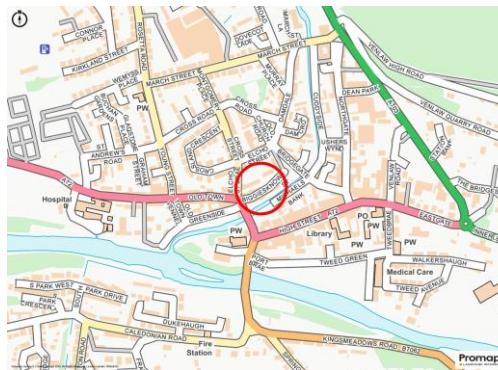
Approx. Gross Internal Area  
751 Sq Ft - 69.77 Sq M  
(Including Eaves Storage)  
For identification only. Not to scale.  
© SquareFoot 2021



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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