



13 Station Road, Eddleston, Peebles EH45 8QN
Offers Over £310,000



A fabulous three-bedroom end-terrace cottage dating back to the early 1700's occupying a delightfully quaint position on a peaceful residential street located in the picturesque Borders village of Eddleston.



DESCRIPTION:

Fully re-furnished and extended to an extremely high standard, this fantastic character property offers accommodation totalling a well-proportioned 1,043 square feet over two floors and benefits from having a delightful, low maintenance private garden to the rear. Just ten minutes north of the bustling town of Peebles with an array of excellent amenities, access to open countryside walks and cycle paths on the doorstep, and a fantastic open-plan kitchen, dining, and living space perfect for modern family living, this property is sure to appeal to a wide range of buyers. Early viewing comes highly recommended.

Tastefully decorated with a "traditional meets contemporary" interior, the stylish and extremely well-presented internal accommodation comprises; welcoming entrance hallway with staircase to the upper floor featuring a beautiful exposed original stone wall. Positioned to the rear, and undoubtedly the heart of the home, is the magnificent open plan kitchen, dining, and living area. The kitchen is fitted with an excellent range of stylish wall and base units with black granite worktop surfaces incorporating a twin Belfast sink unit, and matching centre island. Integrated items include an extractor hood, dishwasher, and undercounter fridge and freezer. Space and services are provided for a free-standing range cooker. The living and dining area offers ample space for both lounge and dining furniture and features a charming multi-fuel burning stove giving the area a real focal point. Bi-folding doors are featured to the rear giving a real feel of indoor-outdoor living giving direct access to the private rear garden. This fabulous open plan area is the perfect space for entertaining both family and friends. Accessed via the kitchen area is a useful utility room fitted with matching units incorporating space and services for a washing machine and tumble dryer, whilst a stable style door to the rear allows access to the garden. Positioned to the front of the property is a comfortable ground floor bedroom with fitted storage cupboard and a window overlooking Station Road. This versatile room could equally be used as a separate reception room, home study, playroom, or as desired. Completing the ground floor accommodation is a guest cloakroom with WC, wash hand basin, and fitted storage cupboard housing the boiler. On the upper floor there is a hallway landing giving access to all first-floor accommodation and built in storage cupboard. Featuring a dual aspect with a window to the rear and a Velux window to the side, the light and airy principal bedroom is of a generous size and features a fantastic array of elegant bespoke fitted wardrobes. With views to the front is a further comfortable bedroom featuring twin cottage windows with an outlook over Station Road. The accommodation of this truly magnificent home is completed by the sophisticated and relaxing family bathroom incorporating a stylish fitted vanity unit with wash hand basin, a WC, and a panelled bath with shower over.

OUTSIDE:

Externally; there is a private and enclosed, low maintenance garden to the rear mainly laid to decorative paving incorporating mature planting. There is a large, decked area to the rear which provides ample space for both outdoor dining and lounge furniture, perfect for relaxing, alfresco dining, and entertaining in the summer months. Two timber sheds provide excellent outdoor storage, and the garden is fully bound by both timber fencing and mature hedging. Unrestricted on-street parking is available to the front of the property.

LOCATION:

Eddleston is a charming conservation village within easy commuting distance of Edinburgh. There is a thriving local community with a parish church and a village hall which provides a variety of clubs and activities for all ages. Set in the heart of the Village is the highly regarded Horseshoe Inn which offers a restaurant, luxury rooms, and a bar. Leisure facilities, including a gym and swimming pool are available at the nearby Barony Castle Hotel which also offers fine dining and a lounge bar. The historic market town of Peebles is located just a ten-minute drive south of Eddleston and offers an excellent array of amenities including banks, post office, restaurants, pubs, independent shops, and well-known High-Street stores, as well as schooling at both primary and secondary levels. The local area is particularly well served for recreational activities with fantastic walking and cycling routes, a golf course, fishing, not to mention the world-renowned mountain biking facilities at Glentworth all within easy reach. A regular bus service runs through the village to and from Edinburgh and to neighbouring towns including Galashiels.



SERVICES:

Mains water and drainage. Mains electricity. Electric central heating system. Timber double glazed windows and Velux window. Telephone and fibre broadband connection.

ITEMS TO BE INCLUDED:

All fitted floor coverings, and integrated kitchen appliances will be included in the sale of the property. Please note, the AGA range cooker, Smeg fridge freezer, washing machine, tumble dryer, the principal bedroom blind, kitchen curtains, pelmet and blind, the hot-tub, and the sauna WILL NOT 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 £1,651.91 payable for the year 2023/2024.

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 (40) with potential C (70).

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.

Particulars Prepared May 2023.



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." You should also be aware that we are required by law to report to government authorities any evidence or suspicion regarding money laundering and that we are explicitly prohibited from notifying you of the fact that any such report has been made.

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Peebles,
Scottish Borders, EH45 8QN



Approx. Gross Internal Area
1043 Sq Ft - 96.89 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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