



The Shieling, Eshiels Meadow,
Eshiels, Peeblesshire, EH45 8LZ



BESTTM
ESTATE AGENT GUIDE
2019 : EXCEPTIONAL
SALES



The Shieling, Eshiels Meadow, Eshiels, Peeblesshire, EH45 8LZ

Rarely available, a fabulous semi-rural five-bedroom detached house offering an abundance of space positioned on a quiet residential street, boasting beautiful views over the surrounding hills and countryside.



Description:

Named "The Shieling" the property enjoys well-proportioned accommodation totalling an impressive 2,564 square feet. Benefitting from two en-suite bedrooms, extensive mature gardens, large driveway, and an attached double garage. Additionally, the property has also been fitted with solar panels providing lower energy costs. Sure to prove popular, early viewing is highly recommended to fully appreciate the accommodation on offer.

The internal contemporary accommodation, which has been recently re-decorated, comprises; bright and welcoming entrance hallway with staircase to the upper floor, large under stair storage cupboard and a ground floor shower room with the added benefit of a sauna. A door leading to an inner hallway provides convenient access into the garage. Located at the front is the stylish and modern breakfasting kitchen which is fitted with an excellent range of base units with contrasting worktops incorporating a five-ring gas hob. Positioned underneath a window overlooking the front garden is a composite sink which benefits from having a waste disposal unit. Integrated appliances include a double electric oven, dishwasher, fridge, freezer, and cooker hood. There is ample space for a breakfast table and chairs. Adjacent to the kitchen is a utility room with two large storage cupboards and a range of base units incorporating a sink and space for a washing machine and tumble dryer. There is an external door leading out to the side garden and a further door leads into the formal dining room. The dining room is of a generous size and provides a wonderful space for entertaining family and friends. An archway through from the dining room and positioned at the rear is a fabulous sunroom enjoying views over the rear garden and countryside beyond. A glazed external door provides direct access out to the private rear garden. Also positioned at the rear enjoying stunning views is the bright and spacious sitting room which features French doors leading out to

the rear garden and a multifuel stove giving the room a real focal point. Completing the ground floor accommodation and accessed via the sitting room is a separate study area with fitted desk and an external door out to the side of the property. The upper floor enjoys a gallery hallway landing providing access to all accommodation on this level. Positioned at the rear is the comfortable master bedroom which boasts wonderful views from French doors with Juliet balcony. The master bedroom features a walk-in wardrobe and an extremely stylish, fully tiled en-suite shower room incorporating a fitted vanity unit with glass sink, WC, and shower enclosure. There are a further four generous bedrooms, one positioned to the rear and three enjoying windows to the front. One of the bedrooms to the front features a private en-suite shower room and two others feature fitted wardrobes. Completing the accommodation is family bathroom incorporating a WC, wash hand basin, panelled bath with shower over and a stylish heated towel rail and there is an opaque window to the side of the property.

Outside:

The front garden has an area of lawn and a large monobloc driveway provides off street parking for several vehicles and leads to the attached double garage with twin electric roller doors. A side gate leads round to the extensive south facing rear garden which is mainly laid to lawn. There is a large area of timber decking which can also be access from the sunroom and the sitting room, with relaxing views and sun all day long, this is the perfect area for alfresco dining. The rear garden also has a vegetable patch and fruit trees and there is a pedestrian door giving direct access into the garage. The gardens are bound by timber fencing, stone walling and hedging.

Location:

The Shieling is located in the quiet semi-rural hamlet of Eshiels, two miles east of The Royal Burgh of Peebles.

The thriving picturesque market town of Peebles is the third largest town in the Borders with a population of around 8,000. The town offers an excellent array of amenities including banks, post office, a range of shops, supermarkets, and restaurants, as well as schools at primary and secondary levels. There is also a swimming pool, leisure centre, theatre, and an arts centre. The local area is particularly well served for recreational activities with excellent golf courses, fishing, walking and mountain biking at the renowned Glentress all within easy reach. In the summer, Peebles really comes alive with residents treated to some spectacular events right on their doorstep, including the Beltane Week, Tweed Love Cycling Festival, Agricultural Show, Arts Festival, Jazz Festival and Highland Games. There is good access from Peebles to the other border's towns via the road network, with the A703 giving access to Edinburgh City Bypass, and the capital beyond. A regular bus service runs to and from Edinburgh and to neighbouring towns including Galashiels.

Services:

Mains water. Private drainage. Mains electricity. Gas fired central heating. UPVC double glazed windows. Telephone with broadband connection.

Items to be Included:

All fitted carpets, blinds, curtains, and 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 G. Amount payable for the financial year 2020/2021 - £2,801.17. 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 B (87) with potential A (100).

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:

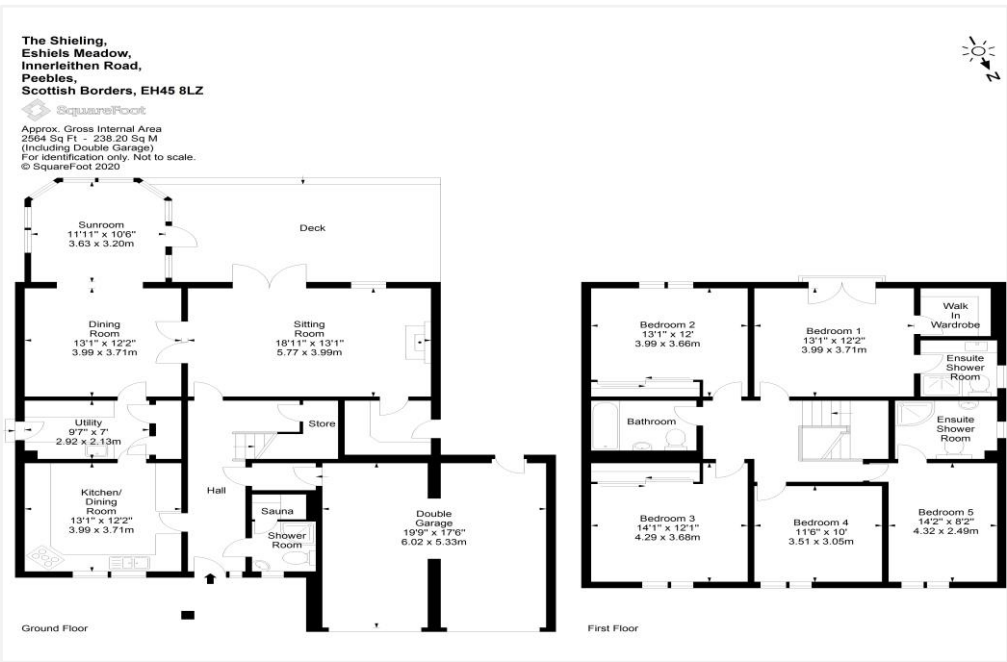
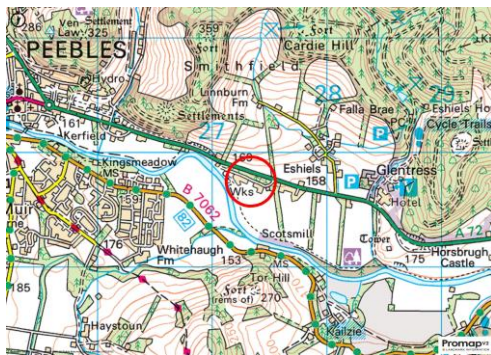
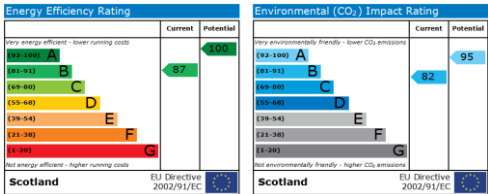
A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to JBM Estate Agents, in writing, will be advised of a closing date, unless the property has been sold previously.

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.





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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