



Greenend, 4A Springwood Terrace,  
Peebles, Peeblesshire, EH45 9ET

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



Located within the Peebles town Conservation Area, a delightful and traditional main door two-bedroom first floor flat retaining many original features.



#### Description:

Named "Greenend" and built around 1870, this solid stone property benefits from having a beautiful bright sitting room, a large attic room and a well-kept private rear garden. The flat provides accommodation totalling an impressive 1,369 square feet and is located on a desirable street just a short walk to the town centre and all local amenities. With all its charm and character, we are sure this flat will prove extremely popular appealing to a wide range of buyers and early viewing is highly recommended to fully appreciate the accommodation and location on offer.

The internal accommodation which is accessed via an external stairwell at the side of the building comprises; entrance hallway which gives access to the dining room and kitchen. A door from the hallway leads into a welcoming inner hallway which gives access to all the rest of the accommodation on the first floor and features a spiral staircase which leads to the attic room. Positioned at the front and full of character, is the relaxing sitting room which boasts of high ceilings, ornate cornicing, a feature bay window with original working shutters and a log burning stove giving the room a real focal point. Situated at the rear of the property is the modern kitchen which is fitted with a good range of wall and base units with contrasting worktop surfaces incorporating a stainless-steel sink positioned under a rear facing window. There is space for a cooker, washing machine and a fridge freezer. Open to the kitchen, is the dining area which is a good size and also has a rear facing window. There are two very generous double bedrooms which both feature original fireplaces, one positioned to the front with a window overlooking Springwood Terrace and the other to the rear with a window overlooking the pretty rear garden and views beyond. The family bathroom is situated to the front and comprises a WC, wash hand basin and a panelled bath with shower over. Completing the accommodation, the flat benefits from having a large attic room which is accessed via a spiral staircase and is an excellent versatile space currently used as a third bedroom. This is a bright space, with three Velux roof windows flooding the room with lots of natural light. There are built in storage cupboards and a door leads into a large loft storage space. Outside; there is a shared pathway to the front and side which leads to the private rear garden. Steps lead down to an area of lawn with shrub and flower borders and two round decked areas give the perfect space for alfresco dining and to enjoy the evening sun. The garden is bound by stone walling, timber fencing and hedging and there is a useful storage space beneath the external stairwell along with a timber garden shed and timber wood log store.

#### 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. Mains gas fired central heating. Timber framed double glazed sash and casement windows.

#### Items to be Included:

All fitted carpets, fitted light fittings (with exception to the glass cut chandelier in the sitting room which is available under separate negotiation), washing machine and the cooker will be included in the sale. The freestanding Gorenje fridge freezer may also be available by separate negotiation.

#### Council Tax and Local Authority:

For Council Tax purposes this property has been assessed as band category E. Amount payable for year 2020/2021 - £2,195.19. 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 (69) with potential C (77).

#### 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.

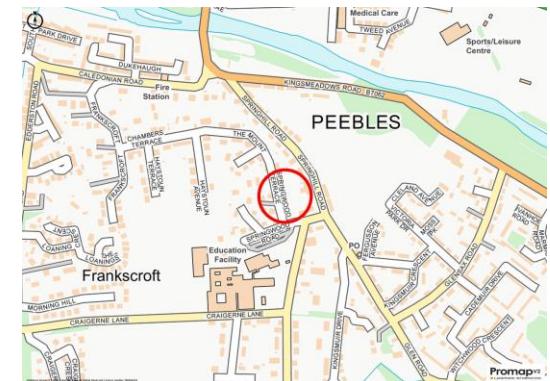
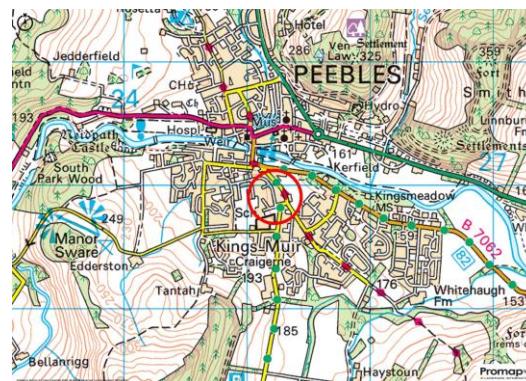
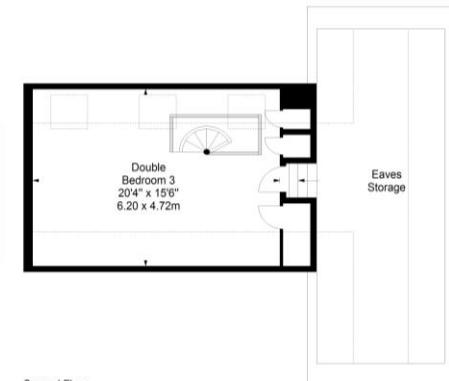
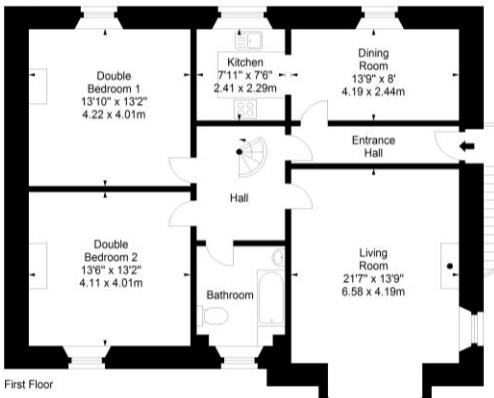




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Peebles,  
Scottish Borders, EH45 9ET

 **SquareFoot**

Approx. Gross Internal Area  
1369 Sq Ft - 127.18 Sq M  
For identification only. Not to scale.  
© SquareFoot 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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