



5 Kingsmeadows Road, Peebles, Peeblesshire, EH45 9EN
Offers Over £170,000



JBM ESTATE AGENTS

Nestled in the heart of the picturesque Borders town of Peebles, an absolutely charming two-bedroom ground floor flat boasting a central location and private gardens both to the front and rear.



DESCRIPTION:

Dating back to the late 1800's, this tastefully presented property seamlessly blends its original charm, featuring exposed stone walls, with stylish modern upgrades, perfectly creating a blend of old-world elegance with contemporary living. Just a short stroll from the bustling High Street with an impressive array of amenities, and with parks and riverside walks right at your doorstep, this property will appeal to wide range of buyers, making early viewing strongly recommended.

In excellent decorative order throughout, the internal accommodation, which spans 563 square feet, comprises; an inviting entrance porch leading into a warm and welcoming inner hallway, setting the tone for the comfort throughout. Nestled at the rear, the sitting room boasts a picturesque view of the private garden, whilst adding to the charm, an external door grants seamless access to the outdoors, allowing natural light to flood in, creating an inviting atmosphere perfect for relaxation. Accessed off the sitting room, the kitchen is fitted with an range of contemporary wall base units with solid timber worktops incorporating a stainless-steel sink unit. Integrated appliances include an electric oven and hob, a dishwasher, washing machine, and an undercounter fridge. Two front facing windows offer a delightful open view whilst bathing the space in natural light. There are two bedrooms, of which both are comfortable doubles, with the larger positioned to the rear with garden views, and the other enjoying park side views to the front. Completing the accommodation is the modern and stylish shower room which includes a WC, vanity unit wash hand basin, a corner shower unit, and a front facing opaque window allowing the natural light flow through.

OUTSIDE:

Externally; The front garden is laid to decorative chips, ideal for placing flower pots, and is partially bound by original stone walling. The charm of the property extends seamlessly into the private, south-facing rear garden with a lush area of lawn framed by mature flower beds and shrubbery. A paved patio serves perfectly for alfresco dining and relaxing during the warmer months, while an elevated section laid to decorative slate chippings offers additional seating options. There is two garden timber sheds, providing practical storage solutions, with further storage provided by an outdoor brick store. On-street parking is available to the front of the property.

LOCATION:

The Royal Burgh of Peebles is a thriving market town and the third largest town in the Borders with a population of around 9,000. 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 four 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 central heating. UPVC double glazed windows. Telephone and broadband connection.

ITEMS TO BE INCLUDED:

All fitted floor coverings, blinds and fitted light fittings throughout the property, and integrated kitchen appliances are to be included in the sale. Please note, the electric fireplace within the sitting room will not 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 £1,479.72 payable for the year 2024/2025. 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 (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, 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." 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.

Particulars prepared May 2024.

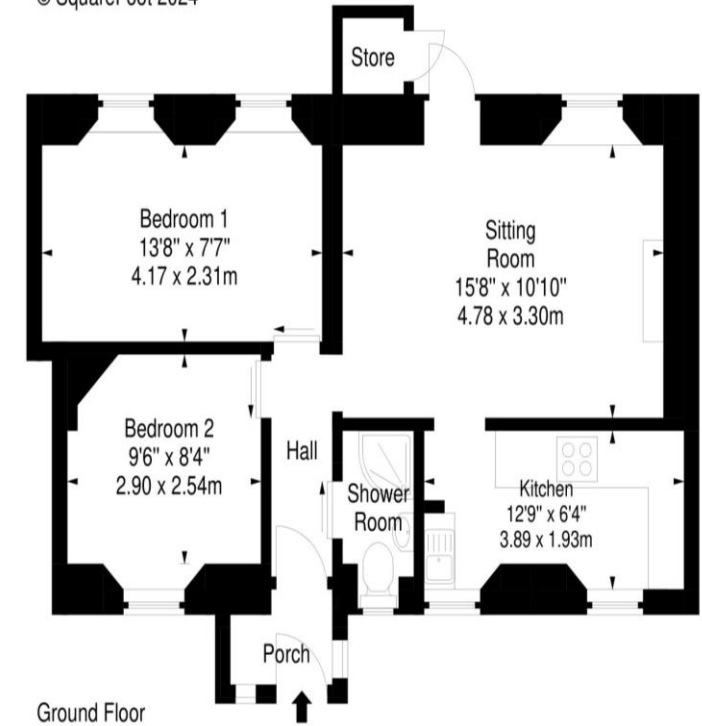


Kingsmeadows Road,
Peebles,
Scottish Borders, EH45 9EN



Approx. Gross Internal Area
563 Sq Ft - 52.30 Sq M
(Including Store)

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.



10 Northgate, Peebles, EH45 8RS
Tel: 01721 540170 Fax: 01721 520104
Email: mail@jbmeestateagents.co.uk
www.jbmeestateagents.co.uk