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56 Eliots Park, Peebles, Peeblesshire, EH45 8HB
Offers Over £250,000



A wonderful four-bedroom semi-detached house occupying an elevated position offering fabulous Tweed Valley views, located in a popular residential area in the picturesque Borders town of Peebles.



DESCRIPTION:

Built in the 1950s, the property is well presented throughout offering comfortable and versatile accommodation spanning an impressive 1,176 square feet, and benefits from private gardens to the front and rear. With fantastic views over Castle Venlaw and the scenic surrounding countryside, schooling and the vibrant high street within walking distance, and access to the open countryside on the doorstep, this property is sure to prove popular, and early viewing is highly recommended.

Accessed at the side of the property, with a contemporary décor, the internal accommodation comprises; a welcoming entrance hallway with a staircase to the upper floor cleverly incorporating generous storage solutions below. Positioned to the front, the sitting room boasts a captivating bay window that frames breathtaking castle, and countryside views. Adding to its charm, a classic fire recess serves as a focal point, adding charm and character. Connected to the sitting room and set towards the rear, the breakfasting kitchen is fitted with a variety of wall and base units complemented by contrasting worktop surfaces. A white ceramic sink unit is positioned beneath a rear-facing window, allowing natural light into the space. There are integrated appliances such as an electric oven, cooker hood, and electric hob, whilst space and utility connections for a washing machine, dishwasher, and fridge freezer are also available. Flowing through from the kitchen, is a delightful conservatory currently set up as a charming dining area, creating an ideal setting for entertaining family and friends. Elsewhere on the ground floor is a comfortable double bedroom, and a guest cloakroom with WC. On the upper floor, there is a hallway landing which gives access to all accommodation. Positioned to the front, the principal bedroom, flooded with natural light, boasts not only stunning views but also ample fitted wardrobe space. There are two additional double bedrooms, one positioned to the front, and the other set to the rear. Completing the accommodation is the modern family bathroom incorporating a WC, a stylish vanity unit with a wash hand basin, and a panelled bath complemented by mains overhead shower.

OUTSIDE:

Externally; there are private gardens to the front, side, and rear of the house. The front garden includes an area of lawn, with some shrub and flower borders. At the side of the property, there is a paved pathway leading to the fully enclosed west-facing rear garden. Split over two-levels, the rear garden includes a decorative chipped area also accessible via the conservatory, a large area of lawn, whilst a paved patio and a timber decked area offer the perfect space for alfresco dining during the warmer summer months. The garden includes two timber sheds, and is bound by a mixture of timber fencing, and mature hedging.

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. Mains gas fired central heating. UPVC double glazed windows. Telephone and broadband connection available.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, blinds, and integrated kitchen appliances will be included in the sale of the property.

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 (69) with potential B (84).

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:

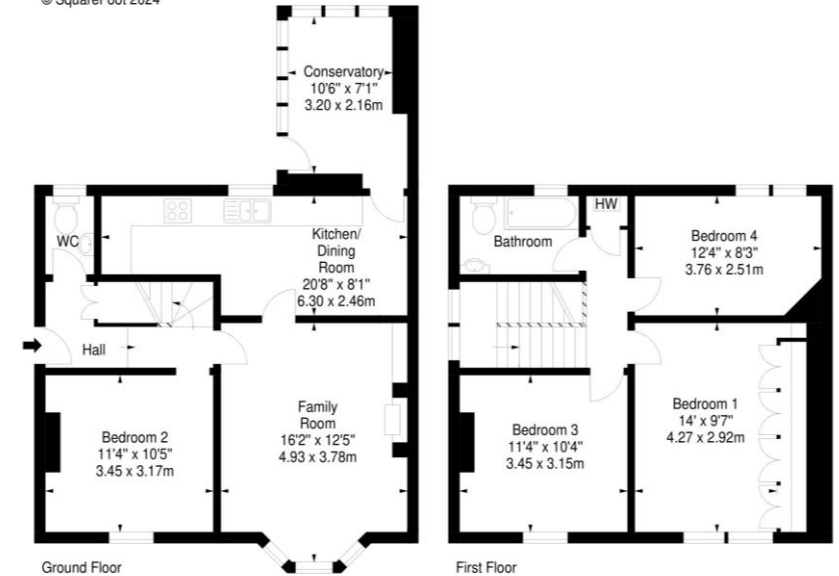
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified 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."

Particulars prepared March 2024.

Eliots Park,
Peebles,
Scottish Borders, EH45 8HB



Approx. Gross Internal Area
1176 Sq Ft - 109.25 Sq M
For identification only. Not to scale.
© SquareFoot 2024



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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