



7 Craigerne Drive, Peebles, Peeblesshire, EH45 9HN
Offers Over £310,000



Nestled within a desirable Cala Homes development, a charming three-bedroom terraced mews house located in the highly sought-after and picturesque Borders town of Peebles.



DESCRIPTION:

Constructed in 2006, the property boasts beautifully presented accommodation with a comfortable layout spanning 1,089 square feet spread over two floors. Enjoy the breathtaking countryside views from the comfort of your own home or take a stroll to the nearby bustling high street. With an enclosed walled garden at the rear and a single terraced garage, this home offers the perfect balance of luxury and practicality. With a location offering easy access to the open countryside right on your doorstep, and just a short walk from schooling at both levels, this property is sure to attract a wide range of buyers and early viewing is highly recommended.

In immaculate decorative order, and finished to a high standard throughout, the internal accommodation comprises; an entrance vestibule with a convenient guest cloakroom/WC, leading into a welcoming and spacious inner hallway with a staircase to the upper floor incorporating that all-important storage space below. Well-positioned to the front, the kitchen offers spectacular hillside views and features a great range of wall and base units, providing plenty of storage space, and comes equipped with integrated appliances, including a gas hob, double eye-level electric oven, extractor hood, and a fridge freezer. You'll also find space and services for a washing machine. Moving through to the rear of the house, you'll come across a cosy sitting room that offers ample space for both lounge and dining furniture. French doors lead you into a wonderful conservatory, which provides access to the private walled garden, a perfect place to relax and unwind. Upstairs, there is a hallway landing with a good-sized airing cupboard, providing plenty of storage space for your linen and towels. The principal bedroom is located at the front of the house and features a fitted wardrobe, and a fabulous south-facing balcony, where you can enjoy views over the idyllic surrounding countryside. The bedroom is bright and well-appointed, offering a comfortable and relaxing space to unwind after a long day. There is also a comfortable double bedroom with fantastic views over the town and countryside beyond, as well as a bright and cosy single bedroom. The accommodation is completed by the family bathroom, which incorporates a WC, wash hand basin, a panelled bath with shower over, and an opaque window allowing the natural light to flood in.

OUTSIDE:

Externally; the property features an attractive enclosed garden at the back, which is private and well-maintained. The beautiful communal garden grounds surrounding the property add to its appeal. At the front, there is a lawn area with mature planting and a shared monobloc driveway that provides ample parking for residents. The driveway also leads to a single terraced garage. The low-maintenance rear garden is mainly covered with decorative chips and has several planted areas with an array of beautiful flowers and shrubs. A paved patio area is perfect for summer dining, and a central water feature provides a soothing ambience. The garden is enclosed by brick walls and timber fencing, with a side gate for easy access.

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 fired central heating. Timber double glazed windows. Telephone and fibre broadband connection.

ITEMS TO BE INCLUDED:

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

DEVELOPMENT FACTOR:

The communal areas of the development are managed by Charles White with an annual factoring charge of £640 payable in 2022/2023.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category F, with an annual charge of £2,929.21 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 C (73) with potential B (86).

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.

HOME REPORT:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us to request a copy.

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.

Photographs taken May and November 2023. Particulars prepared November 2023.

Craigerne Drive,
Peebles,
Scottish Borders, EH45 9HN



Approx. Gross Internal Area
1089 Sq Ft - 101.17 Sq M

Garage

Approx. Gross Internal Area
175 Sq Ft - 16.26 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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