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35 Connor Ridge, Peebles, Peeblesshire, EH45 8HN
Offers Over £225,000



Located in the charming and picturesque Borders town of Peebles, a two-bedroom end terraced house occupying an elevated position within a sought-after residential area complemented by delightful surroundings.



DESCRIPTION:

Built in 1979, this fantastic property is well-presented throughout with stylish interiors and offers comfortable accommodation spanning 970 square feet spread across two levels, ideal for modern family living. Benefits include a stylish contemporary kitchen, private gardens, ample resident and visitor parking, and a location just a short walk from the bustling high street with an array of excellent local amenities. This property would suit a wide range of buyers and early viewing comes highly recommended.

Tastefully decorated throughout, the internal accommodation comprises; an inviting entrance hallway, featuring a generous storage cupboard and a staircase leading to the upper floor, cleverly incorporating additional storage space beneath. The open-plan sitting and dining room is bathed in natural light, boasting dual aspect windows. The sitting area offers a charming views of the front garden and tree-lined hills beyond, while the dining area overlooks the leafy rear garden. The focal point of the sitting area is a fabulous wood-burning stove, nestled against a modern feature tiled wall. Tastefully upgraded, the contemporary kitchen features an array of stylish wall and base units, beautifully complemented by contrasting worktop surfaces with a stainless-steel sink unit set beneath a rear-facing window offering a pleasant outlook over the rear garden. Integrated appliances include an electric oven, induction hob, and extractor hood, while there are free-standing washing machine, tumble dryer, dishwasher, and fridge freezer. An external door within the kitchen offers easy garden access. Up on the first floor, there are two exceptionally comfortable double bedrooms. The first, positioned at the front, boasts of beautiful countryside views and includes a convenient walk-in wardrobe. Meanwhile, the second bedroom, provides a wonderful open leafy outlook to the rear. Completing the accommodation is the fully updated family bathroom, comprising a WC, wash hand basin, and a panelled bath with a mains overhead shower. Natural light filters in through a front-facing opaque window. Additional storage is provided via a partially floored attic space accessible via an access hatch within the first floor landing.

OUTSIDE:

Externally; the property boasts private garden grounds to the front, side, and rear. The front garden features an area of lawn and planting, complemented by a paved pathway leading to the southwest-facing private rear garden. Well-maintained and surrounded by open spaces, the rear garden offers a lush lawn area bordered by flowerbeds, along with a timber garden shed and log store. Its sunny aspect makes it an ideal setting for alfresco dining and relaxation during the warmer months. Additionally, the rear garden is fully enclosed by timber fencing and hedging. Adjacent to the property, ample off-street parking further enhances convenience.

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 with fibre broadband connection.

ITEMS TO BE INCLUDED:

All fitted floor coverings, curtain rails/poles (not curtains), fitted light fittings throughout the property, and integrated kitchen appliances will be included in the sale. The washing machine, and the fridge freezer are available under separate negotiation.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category C, with an annual charge of £1,691.11 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 (71) with potential B (87).

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:

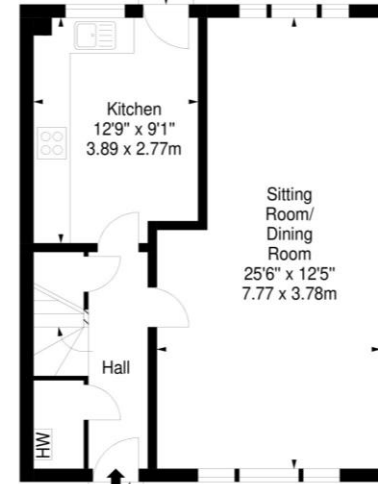
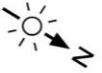
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified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

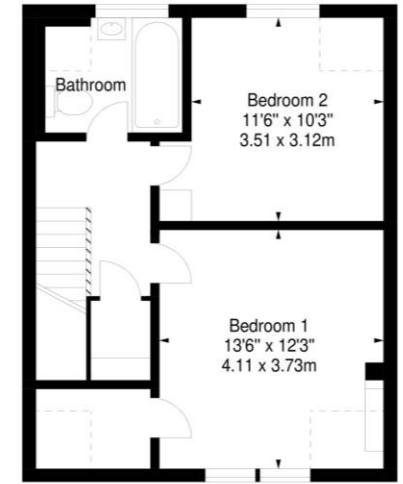
Connor Ridge,
Peebles,
Scottish Borders, EH45 8HN



Approx. Gross Internal Area
970 Sq Ft - 90.11 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



First Floor



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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