



13 Forest View, Peebles, Peeblesshire, EH45 9BW
Offers Over £205,000



A delightful and generously proportioned two-bedroom terraced house boasting private front and rear gardens occupying a peaceful position on the southern side of the picturesque Borders town of Peebles.



DESCRIPTION:

Constructed in the 1980's, this property showcases a fresh and clean décor, complemented by newly fitted carpets throughout offering generous living space across two floors extending to 858 square feet. Approximately just a ten-minute walk into the bustling town centre with an array of excellent amenities, park and riverside walks, and Schooling at both levels nearby, this property is sure to prove popular to a wide range of buyers and early viewing comes highly recommended.

In excellent decorative order throughout, the light and airy internal accommodation comprises; inviting entrance hallway with staircase to the upper floor, where a fantastic open area sits below, adding to the overall sense of spaciousness. The relaxing sitting room is bathed in natural light via a rear facing window and patio doors, not only providing room for lounge furniture, but can also accommodate a table and chairs offering a comfortable setting for both relaxation and dining experiences. Enjoying woodland views to the front, the breakfasting kitchen is fitted with an array of wall and base units, complemented by contrasting worktop surfaces incorporating designated areas and utilities for a cooker, washing machine, and a fridge freezer. There is ample room for a small table and chairs creating an ideal space for casual and informal dining. The kitchen is enhanced by two remarkably spacious fitted cupboards, offering invaluable and highly functional storage space. Up on the first floor, is a hallway landing which features an additional highly convenient storage cupboard, and a ceiling hatch leading to the loft space. There are two extremely comfortable double bedrooms, one situated at the front and another at the rear. Each bedroom features fantastic built-in storage and wardrobe spaces, seamlessly combining comfort and functionality. Completing the accommodation is the family bathroom which includes a WC, wash hand basin, and a panelled bath complemented by an electric overhead shower.

OUTSIDE:

Externally, the property boasts private garden grounds both at the front and rear. The front garden features charming areas of planting and shrubbery, complemented by a practical chipped and paved driveway offering off-street parking for two vehicles. The rear garden is wonderfully secluded with a lush area of lawn framed by an assortment of mature plantings, whilst a delightful paved patio area is ideal for alfresco dining and relaxation during the summer months. Additionally, a timber garden shed offers convenient outdoor storage, and the entire garden is encased by timber fencing.

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. Double glazed windows. Telephone and broadband connection available.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, blinds, and 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 C, with an annual charge of £1,651.91 payable for the year 2022/2023. 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 (89).

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:

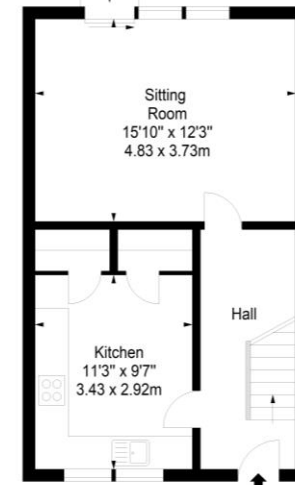
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified 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 January 2024.

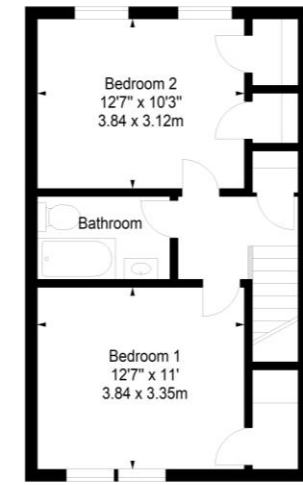
Forest View,
Peebles,
Scottish Borders, EH45 9BW



Approx. Gross Internal Area
858 Sq Ft - 79.71 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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SALES

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