



27A George Street, Peebles, Peeblesshire, EH45 8DL
Offers Over £120,000



Nestled in the charming Borders town of Peebles, this delightful one-bedroom first-floor flat dates back to around 1890 and is located within the Conservation Area, adding to its picturesque appeal.



Description:

Built of traditional stone, the property offers a comfortable layout, with a total accommodation space of 422 square feet and enjoys the advantage of a spacious private garden area at the rear. Located on a sought-after residential street near the town centre and within easy reach of local amenities, this is an ideal starter flat or investment opportunity. Early viewing comes highly recommended.

Approached via an external stairwell at the rear, the internal accommodation comprises; an entrance hallway giving access to all living space. Situated at the front is an inviting and comfortable sitting room which features alcove shelving, and a gas fire creating a real focal point. Connected through the sitting room, is a modern fitted kitchen equipped with a stainless-steel sink unit, an integrated electric oven, gas hob, microwave, and space for a washing machine and fridge freezer. A rear-facing window provides ample natural light and views over the rear gardens. The comfortable double bedroom provides plenty of room for freestanding furniture and features a front-facing window that offers views overlooking George Street. Accessed from the hallway is the stylish and fully tiled shower room which incorporates underfloor heating, a WC, fitted vanity unit with wash hand basin, and fabulous spacious walk-in shower. An opaque window to the rear floods the shower room with natural light. Externally, at the rear, accessible through a shared pathway, is a generously sized private garden area enclosed by timber fencing and mature hedging. A convenient lockable outdoor storage space is situated beneath the external stairwell, offering a practical solution for storing outdoor items. Ample unrestricted parking is conveniently accessible at the front of the property and in the surrounding streets.

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. Glentworth Forest and its popular mountain biking routes are approximately 4 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. UPVC double glazed windows. Telephone and broadband connection available.

Items to be Included:

All fitted floor coverings, fitted light fittings, integrated and free-standing 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 A. Amount payable for year 2023/2024 - £1,238.93. 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 (70) with potential C (78).

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:

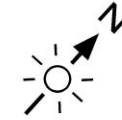
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified 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 December 2023.

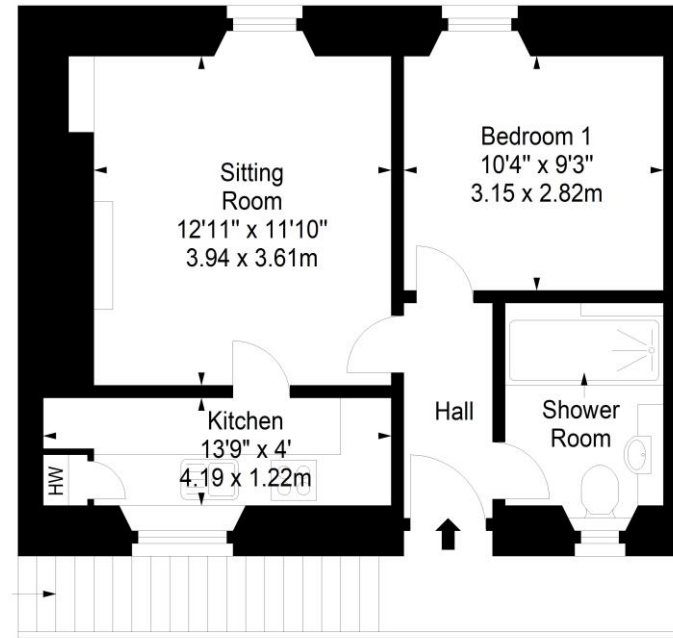




**George Street,
Peebles,
Scottish Borders, EH45 8DL**



Approx. Gross Internal Area
422 Sq Ft - 39.20 Sq M
For identification only. Not to scale.
© SquareFoot 2023



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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