



10 Kittlegairy Way, Peebles, Peeblesshire, EH45 9NL
Offers Over £340,000



An attractive modern detached four-bedroom family home with a single integrated garage positioned within a desirable development located on the southern edge of the picturesque Borders town of Peebles.



DESCRIPTION:

In excellent decorative order throughout, the property offers well-appointed accommodation totalling 1,168 square feet over two floors including the garage. With a beautiful private rear garden boasting fabulous views over the surrounding countryside, an internal layout perfect for modern family living, and within walking distance to schooling and the bustling High Street, early viewing comes highly recommended.

Enjoying good proportions, the well-presented internal accommodation comprises; an entrance hallway with a staircase to the upper floor and a doorway to your left leading through to the sitting room. The sitting room is a bright and spacious room with a feature bay window, perfect for relaxation and enjoying the front views. The kitchen diner is both spacious and fabulous, equipped with an excellent range of modern wall and base units. The contrasting worktop surfaces incorporate a stainless-steel sink unit. The kitchen also includes integrated appliances such as an electric oven, gas hob, cooker hood, dishwasher, washing machine, and a fridge freezer. The kitchen Features French doors leading out to the rear garden boasting lovely countryside views and provides ample space for a dining table and chairs, perfect for entertaining friends and family. A door within the kitchen gives access to a large under-stair storage cupboard, whilst a further door leads to a rear hallway which gives access to a guest WC, and an external door gives direct access to the rear garden. Up on the first floor, there is a hallway landing with a ceiling hatch providing access to the loft space. The generous master bedroom enjoys views over the hills beyond to the front and features fitted wardrobes, a large built-in storage cupboard, and a stylish ensuite shower room incorporating a WC, wash hand basin and an enclosed shower unit. There are three further bedrooms, another to the front featuring fitted wardrobes, and two to the rear boasting countryside views, to which one also features a fitted wardrobe. Completing the accommodation is the family bathroom incorporating a WC, wash hand basin and a panelled bath with shower over and there is an opanque window to the rear.

OUTSIDE:

Externally, there are private garden grounds to the front, side, and rear of the property. The open-style garden to the front is mainly laid to lawn, whilst a monobloc driveway leads to the single integrated garage. A gated pathway to the side of the leads round to the enclosed private rear garden. Enjoying an area laid to lawn with a decorative chipped border, raised timber bedding areas provide space for a choice of flowers, greenery, and shrubs. There are two spacious paved patios with stunning views, perfect for outdoor lounging and dining in the summer months.

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. UPVC double glazed windows. Telephone and fibre broadband connection.

ITEMS TO BE INCLUDED:

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

DEVELOPMENT FACTOR:

The communal areas of the development are managed by Scottish Woodlands Trust with an annual factoring charge of £240 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 £2,292.21 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 (78) 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.

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:

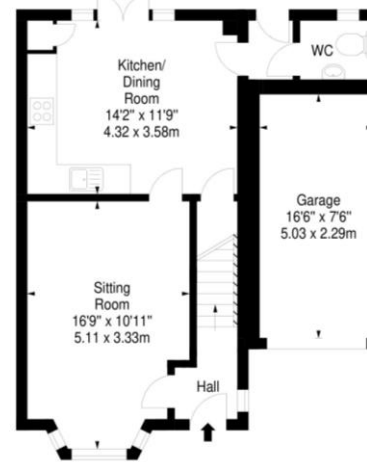
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified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

Particulars prepared October 2023

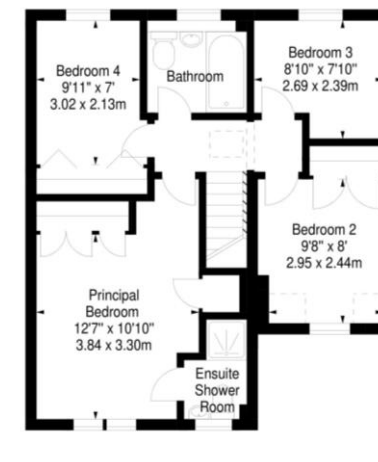
Kittlegairy Way,
Peebles,
Scottish Borders, EH45 9NL



Approx. Gross Internal Area
1168 Sq Ft - 108.51 Sq M
(Including Garage)
For identification only. Not to scale.
© SquareFoot 2023



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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