



32 Victoria Park Drive, Peebles, Peeblesshire, EH45 9AD
Offers Over £200,000



A spacious three-bedroom semi-detached house occupying an elevated position set with generous private garden grounds located within an established residential area in the picturesque Borders town of Peebles.



DESCRIPTION:

Built in the 1940's, the property is now in need of modernisation offering a lot of potential for development and creating a beautiful home with an interior of choice. With accommodation over two floors totalling an impressive 1,004 square feet, just a ten-minute walk into the bustling town centre with an excellent array of amenities, 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.

The well-proportioned internal accommodation comprises; spacious entrance hallway with staircase to the upper floor incorporating a generous storage cupboard below. Positioned to the front, the sitting room is of a good size and features a large window offering an outlook over Victoria Park Drive. Positioned to the rear, the breakfasting kitchen is fitted with a range of wall and base units with laminated worktops incorporating a stainless-steel sink unit positioned below a rear facing window. Space and services are provided for a cooker, washing machine, and a fridge freezer. There is also space for a small bistro table and chairs, and an external door to the rear of the property giving access out to the private gardens. The ground floor accommodation is completed by the family bathroom which incorporates a WC, wash hand basin, panelled bath with electric shower over, and a side facing opaque window allowing in the natural light. Up on the first floor there is a hallway landing with ceiling hatch giving access to the attic space. There are three comfortable double bedrooms, one positioned to the rear, and two set to the front of the property, with all benefiting from fitted storage space.

OUTSIDE:

Externally, there are private garden grounds to the front side and rear. The front garden is currently tiered with an array of mature planting, however subject to the necessary planning consents offers excellent potential to create off-street parking. The rear garden is mainly laid to lawn with areas of mature shrubbery and fruit trees. There is a paved area ideal for an outdoor table and chairs, and a timber garden shed providing outdoor storage space. The garden is fully bound by timber fencing and hedging.

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 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. Gas fired central heating. UPVC double glazed windows. Telephone and broadband connection available.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, and blinds throughout will be included in the sale of the property. The oven and washing machine will also be included in the sale but no guarantees can be provided.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category B, with an annual charge of £1,445.42 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 (69) with potential B (84).

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:

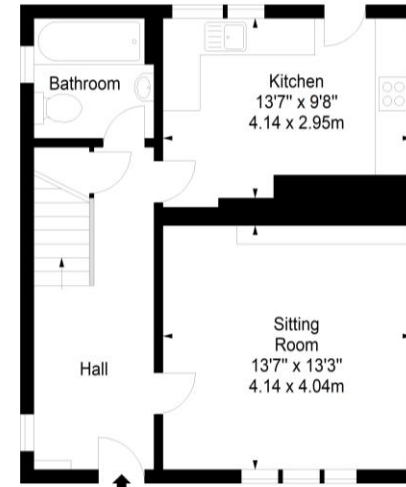
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified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

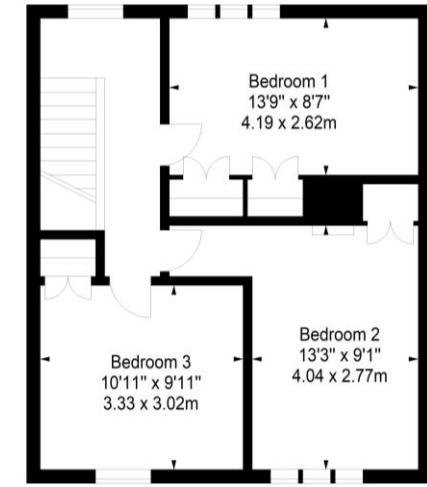
Victoria Park Drive,
Peebles,
Scottish Borders, EH45 9AD



Approx. Gross Internal Area
1004 Sq Ft - 93.27 Sq M
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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2019 : EXCEPTIONAL

10 Northgate, Peebles, EH45 8RS
Tel: 01721 540170 Fax: 01721 520104
Email: mail@jbmeestateagents.co.uk
www.jbmeestateagents.co.uk