



34 Edderston Road, Peebles, Peeblesshire, EH45 9DT
Offers Over £340,000



A fantastic three-bedroom semi-detached bungalow with a single garage, nestled peacefully within a sought-after residential area located in the picturesque Borders town of Peebles.



DESCRIPTION:

Built in the 1980s, this property spans 1,326 square feet, and has undergone tasteful remodelling, featuring a rear conservatory and contemporary dining kitchen, perfectly crafted to allow for modern living. With a delightful and desirable setting just a brief stroll from the vibrant High Street offering an array of amenities, as well as close proximity to schools, parks, scenic riverside walks, and the open countryside, this property is certain to prove popular, and early viewing comes advised.

Highlighting a stylish kitchen and contemporary shower room, the internal layout comprises; a welcoming entrance hallway with two generous storage cupboards, and allowing access to all internal living spaces. The delightfully spacious sitting room enjoys a sizable front-facing window, and is accentuated by a raised, internally wall-mounted multi-fuel burning stove, providing the space with warmth and charm. The fabulous, fully renovated open-plan dining kitchen boasts an exceptional array of modern wall and base units complemented by stylish worktop surfaces, seamlessly incorporating sink unit and breakfast bar. High-quality integrated appliances comprise of an electric hob, double electric oven, and a washing machine, whilst there is a free standing American style fridge freezer. The dining area blends perfectly with the kitchen and provides an ideal setting for entertaining family and friends, bathed in natural light from a front-facing window, a skylight, and a glazed rear door located within the kitchen space. A large conservatory spanning the rear of the property offers a fantastic relaxing space, with elevated views over the stunning surrounding countryside, and a side facing door providing easy garden access. The Principal bedroom boasts an impressively spacious layout, enhanced by a practical fitted wardrobe, further accentuated by a sizable rear-facing window offering beautiful views over the Tweed Valley hills beyond. There are two further comfortable bedrooms, each designed for comfort and convenience. One situated at the rear with the added advantage of a fitted wardrobe, while the second features a side facing window and a skylight, while its unique raised doorway provides access to the loft space. Completing the accommodation is the tastefully upgraded modern family bathroom, boasting a WC, a sleek vanity unit with wash hand basin, a panelled bath, a separate corner shower unit, and a side-facing opaque window that invites

OUTSIDE:

Externally, the property boasts private gardens that stretch across the front, side, and rear. The front garden features an array of mature shrubs and lush greenery, complemented by a paved driveway, offering convenient off-street parking. A gravelled path adjacent to the property leads round to the secluded rear garden which is currently predominantly laid to lawn with areas of mature planting. The rear garden presents an opportunity for the new owners to envision and create their own personalised outdoor space. There is a timber garden shed, and the garden is fully bound by timber fencing. Additionally, the property is enhanced by a separate single terraced garage which is conveniently located nearby.

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 broadband connection.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, blinds, curtain poles/rails throughout, integrated kitchen appliances, and the American style fridge freezer 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 E, with an annual charge of £2,449.59 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 D (63) 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:

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 April 2024.

Edderston Road,
Peebles,
Scottish Borders, EH45 9DT



Approx. Gross Internal Area
1326 Sq Ft - 123.19 Sq M
Garage
Approx. Gross Internal Area
136 Sq Ft - 12.63 Sq M
For identification only. Not to scale.
© SquareFoot 2024



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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