



Glenside, 21 Edderston Road, Peeblesshire, EH45 9DT
Offers Over £445,000



An extremely attractive traditional stone built three-bedroom semi-detached house occupying a pleasant position on a desirable street within the conservation area of the picturesque Borders town of Peebles.



DESCRIPTION:

Named "Glenside", and built in late 1800's, this charming home retains and boasts many original features and offers spacious accommodation over two floors totalling an impressive 1532 square feet. Benefiting from a location within easy reach of the bustling high street, local amenities, schooling, parks, and riverside walks on the doorstep, this property is sure to be popular and early viewing comes highly recommended.

Well-presented throughout, the spacious, light, and airy internal accommodation comprises: welcoming entrance hallway with a traditional spindled staircase leading to the first floor and a guest cloakroom with WC and wash hand basin. With a panellled bay-windowed to the front, the relaxing sitting room boasts of soaring ceilings bordered by beautiful ornate coricing, whilst a feature cast iron gas fire with marble hearth and surround gives the room a real warming focal point. Accessed from the hallway with a window to the side of the property, the spacious family room features an attractive wood burning stove, perfect for gathering round with family and friends. French doors lead through to the bright, well-appointed dining kitchen which is fitted with a good range wall and base units with granite worktops incorporating an undermounted sink unit positioned below a rear facing window. There is an integrated dishwasher, free standing Rangemaster cooker with gas hob and double electric oven, whilst space and services are provided for a fridge freezer and a washing machine. The dining area features French doors allowing views and access out to the rear garden, and provides the perfect spot for entertaining family and friends. The ground floor accommodation is completed by a separate study which could equally be used as a fourth bedroom, or a formal dining room. On the upper floor, a sky light window floods the spacious landing with natural light and gives access to an airing cupboard which also houses the boiler. There are two large double bedrooms, one positioned to the front, and the other to the rear which benefits from generous fitted wardrobes. There is a further double bedroom with a front facing window overlooking Edderston Road. Completing the accommodation is a well-appointed stylish family bathroom room which incorporates a WC, wash hand basin with vanity unit, and a semi roll-top bath with mains rain-fall shower over.

OUTSIDE:

Externally, there are private gardens to the front and rear of the property. The front garden is bounded by low stone walling with metal gates and includes some planting and shrub borders. A pathway to the side of the house leads round to the fully enclosed south west facing rear garden which includes an area laid to lawn, and a paved patio, perfect for alfresco dining and entertaining in the summer months. Whilst at the bottom of the garden there is a small timber bridge over Eddleston burn which leads to a further garden area with mature planting and a timber shed. Unrestricted parking is available on street to front of the house.

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. UPVC Double glazed windows. Telephone with broadband connection.

ITEMS TO BE INCLUDED:

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

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category F, with an annual charge of £2,789.82 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 D (62) with potential C (75).

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:

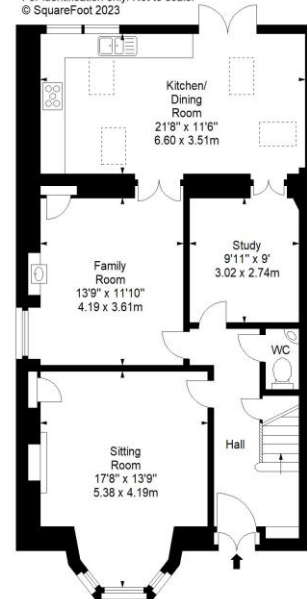
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified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

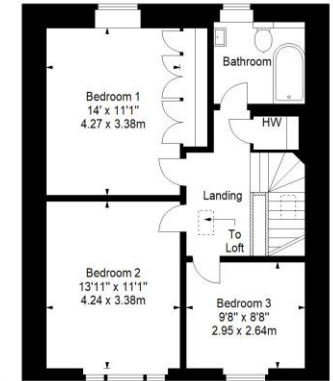
Edderston Road,
Peebles,
Scottish Borders, EH45 9DT



Approx. Gross Internal Area
1532 Sq Ft - 142.32 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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