



24B Damdale, Peebles, Peeblesshire, EH45 8DG
Offers Over £125,000



An extremely appealing one-bedroom main door flat, situated on the second floor of an attractive traditional stone building occupying a central location near the vibrant high street in the picturesque Borders town of Peebles.



Description:

Dating back to the 1890s and perfectly blending historical charm with modern comforts, this property offers accommodations totalling 634 square feet enhanced by relaxing views overlooking the Hills of Venlaw. Conveniently positioned close to all local amenities, this property stands out as an excellent investment opportunity or an ideal choice for first-time buyers. Early viewing comes highly recommended.

Accessed via an external stairwell at the rear and an internal stairwell leading to the second floor, the interior of the property comprises: an entrance hallway giving access to all living spaces and an extremely useful shelved utility storage cupboard which houses the washing machine. Set to the front is a welcoming and cosy sitting room, adorned with an enchanting open working fireplace with original stone surround, providing a warm and inviting focal point to the space. Offering river and hillside views to the rear, the dining kitchen is equipped with an array of base units, whilst providing ample space and services for a cooker, dishwasher, and a fridge freezer. The generous layout allows for a dining table and chairs, creating an ideal setting for entertaining family and friends while relishing the scenic views. The comfortable double bedroom offers ample space for freestanding furniture and showcases an original cast iron fire surround set in a corner position. A front-facing window provides a charming view overlooking Damdale and the rooftops beyond. Completing the accommodation is a stylish and contemporary bathroom, featuring a WC, wash hand basin, a panelled bath with an electric shower overhead, and a heated towel rail. The presence of an opanque window at the rear ensures the bathroom is bathed in natural light.

Externally, there is a large shared garden with a drying area to the rear of the property which is currently fully laid to lawn. Although there are no private gardens, you can find an array of parks, riverside walks, and leisure facilities on the doorstep. Convenient on-street parking is accessible both in front of the property and in the neighbouring 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. 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. Mains Gas central heating. UPVC double glazed windows. Telephone and broadband connection available.

Items to be Included:

All fitted floor coverings, fitted light fittings, and the free-standing cooker 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 (71) with potential C (77).

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:

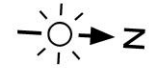
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified 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 January 2024.

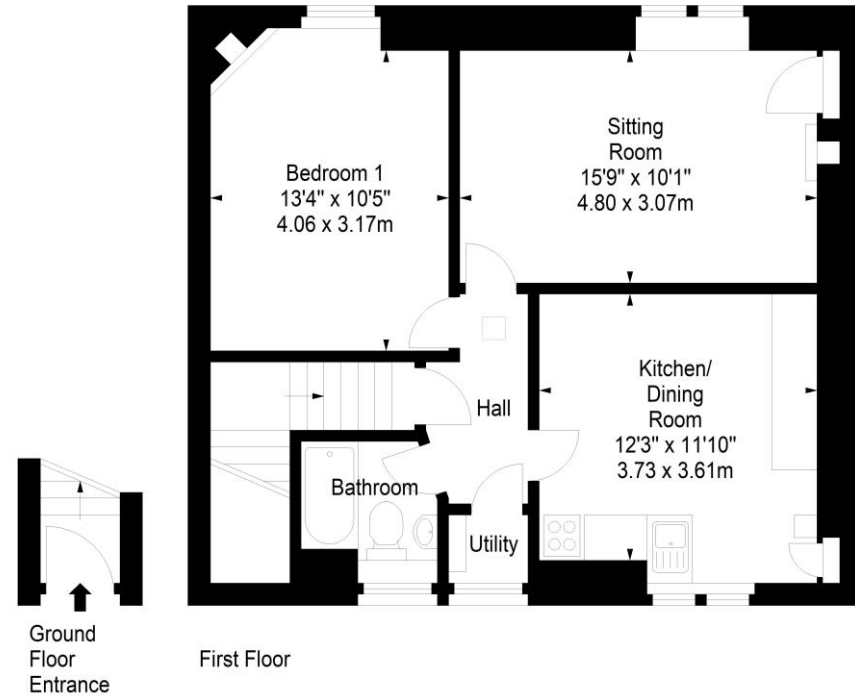




**Damdale,
Peebles,
Scottish Borders, EH45 8DG**



Approx. Gross Internal Area
634 Sq Ft - 58.90 Sq M
For identification only. Not to scale.
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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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