



6 Edderston Ridge, Peebles, Peeblesshire, EH45 9NA
Offers Over £385,000



An attractive three-bedroom detached house with a single semi-detached garage situated within a charming and highly desirable residential development located on the southern side of the picturesque Borders town of Peebles.



DESCRIPTION:

Built in the late 1990's, this delightful property offers well-proportioned accommodation totalling an impressive 1135 square feet over two floors and benefits from having private garden grounds to the front and rear. Approximately a ten-minute walk from the bustling high street with an excellent array of amenities, Schooling at both levels nearby, and access to the open countryside on the doorstep, this property is sure to prove popular and early viewing comes highly recommended.

The well-presented internal accommodation comprises; entrance vestibule leading into a bright inner hallway with staircase to the upper floor. Enjoying a dual aspect with a window to the front and bay window with door to the rear, the relaxing sitting room is of a good size and features an attractive fireplace with ornate timber surround giving the room a real focal point. The generous open-plan dining kitchen is fitted with an excellent range of wall and base units with contrasting worktop surfaces incorporating a stainless-steel sink unit. Integrated appliances include a double electric oven, gas hob with extractor above, whilst space is provided for both an under counter fridge and freezer. The dining area is flooded by natural light via an array of windows and a door allowing direct access to the rear garden, the perfect space for entertaining family and friends. With a front facing bay window overlooking Edderston Ridge is a separate family room, a versatile space which could equally be used as a home study, formal dining room, or a fourth bedroom if required. The ground floor accommodation is completed by a useful cloak/utility room with a WC, wash hand basin, and space and services for a washing machine. Up on the first floor there is a light and airy hallway landing which gives access to all first-floor accommodation and two useful storage cupboards. Positioned to the front boasting fabulous views, the lovely master bedroom features a double fitted wardrobe, and a private en-suite shower room incorporating a WC, wash hand basin, an enclosed shower unit, and a side facing opaque window. There are two further comfortable double bedrooms, one positioned to the front featuring a bay window with those wonderful views, whilst the other is set to the rear with a window overlooking the mature rear garden, both benefit from having fitted wardrobes. Completing the accommodation is the family bathroom incorporating a WC, wash hand basin, a panelled bath with mixer shower over, whilst a rear facing opaque window allows in the natural light.

OUTSIDE:

Externally, there are private gardens to the front, side, and rear of the house. The open style front garden is mainly laid to lawn with mature shrubbery borders. A tarmac driveway provides off street parking and leads to the single semi-detached garage which has a pedestrian door to the rear allowing access from the garden. A paved pathway to the side of the property leads round to the private south westerly facing rear garden. Enjoying a beautiful mixture of mature planted areas of greenery and shrubbery providing burst of colour throughout the year, the rear garden has an area laid to lawn, and two paved patios offering the ideal space for alfresco dining and relaxing. There is a timber shed providing external storage space, and the garden is fully bound by timber fencing.

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

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, fitted blinds, curtains and poles throughout, and both integrated, and free-standing kitchen appliances 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 F, with an annual charge of £2,929.21 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 (74) with potential C (76).

DEVELOPMENT FACTOR:

The communal areas of the development are managed by Greenbelt Factor Management with an annual factoring charge of £224.07 payable in 2023/2024.

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:

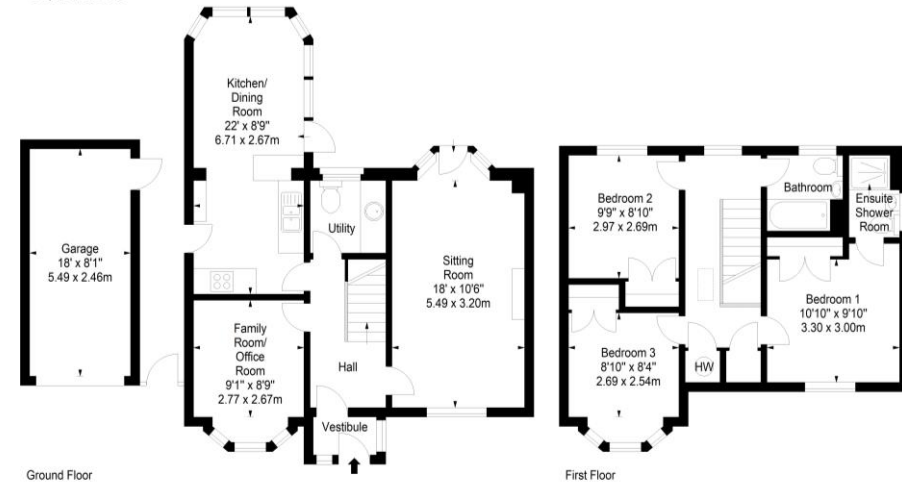
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified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

Edderston Ridge,
Peebles,
Scottish Borders, EH45 9NA



Approx. Gross Internal Area
1135 Sq Ft - 105.44 Sq M
Garage
Approx. Gross Internal Area
144 Sq Ft - 13.38 Sq M
For identification only. Not to scale.
© SquareFoot 2023



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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