



19 Kingsmuir Crescent, Peebles, Peeblesshire, EH45 9AB
Offers Over £170,000



JBM ESTATE AGENTS

Nestled in a well-established residential area on the southern side of the scenic Borders town of Peebles, a generously proportioned three-bedroom first floor main door flat.



DESCRIPTION:

In need of some cosmetic modernisation, this functional property offers well-proportioned accommodation totalling an impressive 1,005 square feet including ample storage solutions, along with further potential, to not only enhance the existing layout, but also for an attic conversion, pending necessary planning consents. Combining practicality with great potential to create and design an interior of choice, generous private garden, local amenities, parks, riverside walks nearby, and just a short walk to schooling at both levels, this flat is sure to appeal to a wide range of buyers and early viewing comes highly recommended.

Accessed from the side of the property, the internal layout comprises; an entrance hall featuring a staircase leading to the upper floor, complete with a generously sized storage area. Up on the first floor, a hallway landing provides access to all accommodations, along with ample storage solutions, and access hatch to a generous attic space. The sitting room offers a delightful blend of brightness and comfort with front-facing windows offering views over Kingsmuir Crescent and the distant countryside. A gas fire, currently disconnected, sits within a timber surround, while an adjoining door leads into the kitchen. Also accessible via the hallway, the kitchen is fitted with a variety of storage units featuring laminated worktops and a stainless-steel sink unit, whilst space and connections are available for a cooker, washing machine, and fridge freezer. The kitchen is bathed in natural light, via dual aspect windows to the front and side of the property. It is worth noting that planning permission has previously been granted to redesign the kitchen, allowing for the creation of a spacious open-plan dining kitchen. There are three generously sized double bedrooms, each boasting a bright and airy ambiance. One bedroom provides a pleasant open view to the front, while the other two enjoy windows overlooking the private garden area, and the picturesque Tweed Valley countryside to the rear. Completing the accommodation is the family bathroom, featuring a WC, wash hand basin, a P-shaped bath with an overhead shower, and a rear-facing opaque window that invites natural light into the space.

OUTSIDE:

Externally, the property boasts a generous section of private garden ground situated at the rear. Accessed via a shared pathway, the private garden is predominantly laid to lawn surrounded by a vast array of mature plantings, offering beautiful bursts of colour throughout spring and summer. A paved patio area offers ample space for outdoor furniture, whilst a timber garden shed provides external storage solutions. Parking is available on-street to the front of the property.

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. Double glazed windows. Telephone and broadband connection available.

ITEMS TO BE INCLUDED:

All fitted floor coverings, curtain poles, and light fittings 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 A, with an annual charge of £1,268.33 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 C (73) 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:

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:

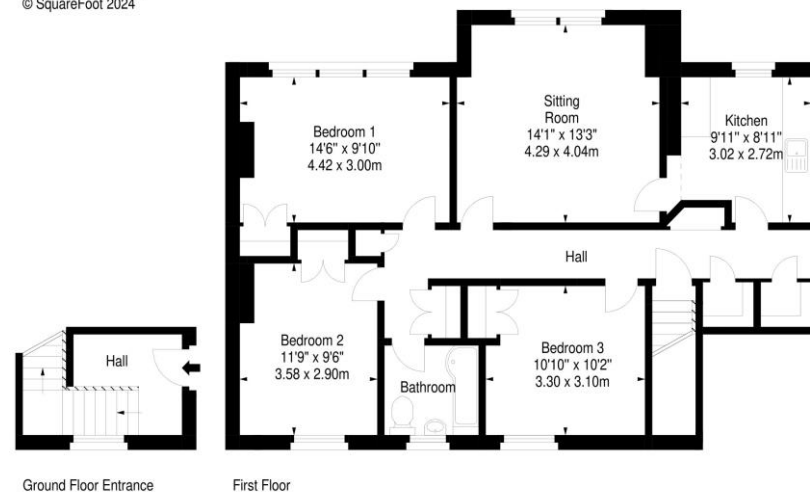
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified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

Kingsmuir Crescent,
Peebles,
Scottish Borders, EH45 9AB



Approx. Gross Internal Area
1005 Sq Ft - 93.36 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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