



23 Biggiesknowe, Peebles, Peeblesshire, EH45 8HS
Offers Over £150,000



An attractive two-bedroom main door flat positioned on the ground floor of a traditional stone built residence situated on a historic street in the picturesque Borders town of Peebles.



DESCRIPTION:

Dating back to the late 1800's on one of the oldest streets in the town, this well-proportioned property exudes charm and character with accommodation totalling 771 square feet and benefits from an extremely versatile basement room. Nestled on the tranquil one-way street of Biggiesknowe, this flat offers a peaceful retreat just moments from the lively High Street. Ideal for first-time buyers, holiday seekers, or property investors, early viewing is recommended.

Enjoying modern upgrades and a pristine, crisp white decor, this property offers a comforting internal space which comprises; an inviting entrance hallway which provides access to all accommodation, and a turning staircase leading down to the basement area. The open-plan kitchen and living room has been tastefully upgraded, featuring a modern kitchen equipped with stylish wall and base units, along with integrated appliances including an electric hob and an eye level electric oven. Space and services are provided for a free standing fridge freezer and a washing machine. The living area provides ample space for both lounge and dining furniture, with a front-facing window offering a pleasant view out over the historic street. The comfortable principal bedroom is generously sized and features a large fitted wardrobe, whilst a front-facing window welcomes plenty of natural light into the room. The second bedroom, situated at the rear, features a built-in cupboard, offering superb storage convenience. Concluding the accommodation is a bright and airy split-level bathroom featuring a WC, wash hand basin and a shower over a panelled bath. Downstairs is an exceptionally versatile basement space, a highly practical addition to this charming historic home, providing a multi-functional area with numerous possibilities.

OUTSIDE:

Externally; while the property doesn't include gardens, there's an abundance of parks, riverside walks, and leisure facilities just steps away. Parking options include on surrounding streets or in the nearby Greenside public car park, which incurs charges from Monday to Saturday.

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. Gas fired central heating. UPVC double glazed windows. Telephone and broadband connection.

ITEMS TO BE INCLUDED:

All fitted floor coverings, light fittings, blinds throughout, and integrated 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 B. Amount payable for year 2023/2024 - £1,445.42. 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 (65) with potential C (79).

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:

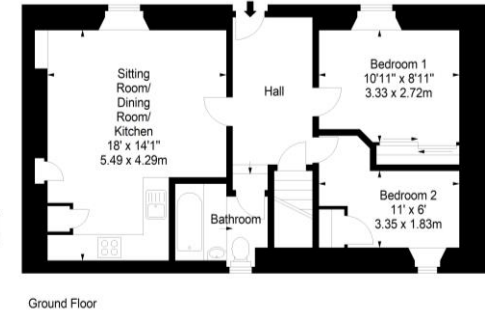
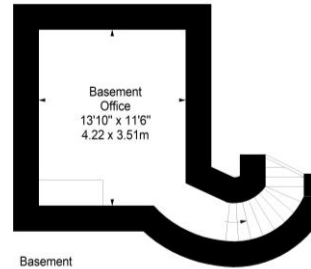
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified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

**Biggiesknowe,
Peebles,
Scottish Borders, EH45 8HS**



Approx. Gross Internal Area
771 Sq Ft - 71.63 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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