



2 Kittlegairy Crescent, Peebles,
Peeblesshire, EH45 9NJ



BESTTM
ESTATE AGENT GUIDE
2019 : EXCEPTIONAL
SALES



A delightful four-bedroom detached family house with single integral garage situated within a popular modern development on the edge of the picturesque Borders town of Peebles.



DESCRIPTION:

Built in 2012, the property is well-presented throughout and offers well-proportioned accommodation totalling an impressive 1,598 square feet over two floors including the garage. With an internal layout perfect for modern family living including a fabulous garden room, and open dining kitchen, this property would suit a wide range of buyers. Early viewing is highly recommended to fully appreciate the accommodation on offer.

Decorated in neutral tones throughout, the internal accommodation comprises; bright and welcoming entrance hallway with staircase to the upper floor and a guest cloakroom with WC and wash hand basin. The sitting room enjoys a dual aspect with windows to the front and side of the property and is a peaceful and relaxing room overlooking Kittlegairy Crescent. Open to the kitchen, the dining room is of a generous size and makes the ideal space for entertaining family and friends, and also gives access to a useful understairs storage cupboard. Adjacent to the dining room, the kitchen is fitted with an excellent range of stylish wall and base units with contrasting worktops incorporating a gas hob and a stainless-steel sink unit. Integrated appliances include an eye level electric oven, cooker hood, dishwasher, and a fridge freezer. A rear facing window allows views over the garden. Accessed via French doors from the dining room is the fabulous garden room with all round windows flooding the room with natural light, French doors to the side give access out to the private rear garden. Completing the ground floor accommodation is a useful utility room which is fitted with modern base units incorporating a stainless-steel sink, and there is space and services for a washing machine. An external door provides access to the side garden. On the upper floor, the light and airy hallway landing gives access to all first floor accommodation and two good sized storage cupboards, and a ceiling hatch giving access to the loft space. Positioned to the front is the generous master bedroom which features fitted wardrobes and an en-suite shower room incorporating a WC, wash hand basin and an enclosed shower unit. There is a comfortable double bedroom also positioned to the front which features a fitted wardrobe. Whilst there are two further double bedrooms positioned to the rear. The accommodation is completed by the family bathroom which incorporates a WC, wash hand basin and a panelled bath with shower over. An opaque window to the rear 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 a monobloc driveway providing off street parking which leads to a single integral garage. A paved pathway to the side of the property gives access to the private and enclosed rear garden. Enjoying a leafy outlook, the rear garden enjoys a large area laid to lawn, areas of mature planting, and a decorative paved patio area provides the perfect space for alfresco dining and entertaining in the summer months. The rear 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 8,000. 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 fibre broadband connection.

ITEMS TO BE INCLUDED:

All fitted floor coverings will be included in the sale. The curtains and blinds are available to purchase by separate negotiation.

DEVELOPMENT FACTOR:

The communal areas of the development are managed by Scottish Woodlands Trust with an annual factoring charge of £223 payable in 2020/2021.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category G, with an annual charge of £3,220.87 payable for the year 2021/2022. 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 (80) with potential B (89).

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:

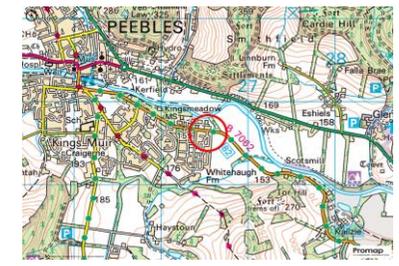
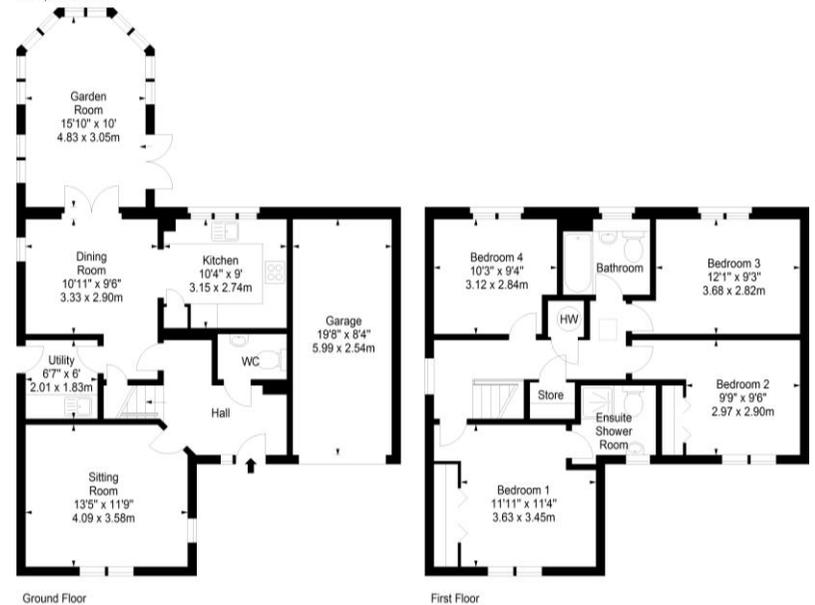
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified 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 August 2021.

Kettleair Crescent, Peebles, Scottish Borders, EH45 9NJ

© SquareFoot

Approx. Gross Internal Area
1598 Sq Ft - 148.45 Sq M
(Including Garage)
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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