



The Steading, Venlaw Castle Road, Peebles, EH45 8QG  
Offers Over £725,000



A spectacular and unique four-bedroom, three reception-room traditional semi-detached steading conversion commanding an elevated position surrounded by open countryside offering breath-taking views over the picturesque Borders town of Peebles.



#### DESCRIPTION:

Originally constructed in around 1860, the property has recently been refurbished to an excellent standard offering accommodation over two floors totalling an impressive 2,917 square feet. Occupying an idyllic location providing enchanting views, large private gardens, and a contemporary interior perfect for modern family living, this property is sure to be popular and early viewing comes highly recommended.

The tasteful and contemporary internal accommodation comprises; entrance porch leading into a bright and welcoming inner hallway giving access to all ground floor accommodation, two storage cupboards, and a spindled staircase leading to the lower ground floor. Positioned to the rear of the property is a split level sitting and dining room boasting of the dramatic views via dual aspect windows. The sitting area enjoys a multifuel stove set within a stone surround providing a real focal point, whilst the dining area enjoys French doors to the side of the property, offering the ideal space for entertaining family and friends. Accessed via the dining area, the elegant and stylish dual aspect kitchen is fitted with an excellent range of modern wall and base units with complimentary worktop surfaces incorporating a stainless-steel sink unit below a side facing window. There is a free standing rangemaster cooker, whilst integrated appliances include a dishwasher, cooker hood, and a fridge freezer. A further window and French doors to the other side look out over, and give access to the cobbled courtyard, and a centre island provides for informal dining. Adjacent to the kitchen is the spacious utility room with matching base units incorporating space and services for a washing machine and a tumble dryer. The utility room gives access to a guest cloakroom with WC, and also gives access to the courtyard via an external door to the side. It's all about the views in the principal bedroom which is of a generous size and features a private, fully tiled modern en-suite shower room, and a fabulous, terraced balcony accessed via French doors offering a tranquil space to unwind and relax. There are three further comfortable bedrooms, one enjoying views over the cobbled courtyard, whilst two boast the grand rear facing views with one benefiting from fitted wardrobe space. Completing the accommodation on the ground level is the stylish fully tiled family bathroom boasting a double ended bath, separate shower unit, and a fitted vanity unit incorporating a WC and wash hand basin. There is a front facing opaque window allowing in the natural light. Taking the stairs from the entrance hallway down to the versatile lower ground level leads into a generous games room which currently houses a full-size snooker table. Internal French doors give access into the bright and spacious family room which features twin patio doors giving direct access out to the rear garden, and a stone wall with twin arch recesses and a large open fire give the room a real focal point, whilst not distracting from the panoramic views.

#### OUTSIDE:

There is a cobbled courtyard to the front of the property and generous private garden grounds to the side and rear. The spacious cobbled courtyard to the front shows the original charm of the property and provides off street parking also giving access to an attached garage. There is also a double timber garage to the front of the property. The show stopping views take full focus to the private gardens perfect for entertaining, and to the side is an area laid to lawn with mature planting, whilst a paved patio area provides for alfresco dining in the summer months. The private garden to the rear is mainly laid to lawn with a large, paved patio area which can be accessed via the patio doors in the family room.

#### 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:

Main's electricity. Oil fired central heating. Private water with ultraviolet filtration system. Main's drainage. Telephone and broadband connection. UPVC double-glazed windows.

### ITEMS TO BE INCLUDED:

All fitted floor coverings and fitted light fittings throughout the property. The cooker, and the snooker table will also be included in the sale.

### COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category G, with an annual charge of £3,326.65 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 D (59) with potential D (68).

### 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 May 2022.



**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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