



10 March Street Lane, Peebles, Peeblesshire, EH45 8EL
Fixed Price £310,000



A fantastic, rarely available three-bedroom first floor apartment positioned within a prestigious and desirable modern development centrally in the picturesque Borders town of Peebles.



DESCRIPTION:

Built in around 2005, the property enjoys a comfortable layout benefiting from generous proportions throughout offering accommodation totalling an impressive 1194 square feet. Boasting a desirable peaceful setting, yet conveniently located just a short walk from the bustling High Street and an array of excellent amenities, this property is sure to prove popular and early viewing comes highly recommended to fully appreciate the accommodation and location on offer.

Accessed via a secure entry phone system, and communal hallway with lift access to all floors, the light and airy internal accommodation comprises; welcoming entrance hallway giving access to all accommodation and two generous storage cupboards. Enjoying a dual aspect with a window to the side and a large bay to the rear is the extremely spacious and relaxing sitting room which features a gas fire set on a granite hearth giving the room a real focal point. Adjacent to the sitting room is the open-plan, L-shaped dining kitchen which is fitted with a range of wall and base units with contrasting worktops incorporating a stainless-steel sink unit. Integrated appliances include a gas hob, cooker hood, eye level electric oven, dishwasher, washing machine, and a fridge freezer. The kitchen enjoys a rear facing window with a leafy outlook and offers ample space for a dining table and chairs. The principal bedroom is flooded with natural light via rear facing French doors with Juliet style balcony and features generous fitted wardrobe space, and a private en-suite shower room. There are two further comfortable double bedrooms, both of which enjoy front facing windows and benefit from having fitted wardrobes. Completing the accommodation of this desirable property is a three-piece bathroom incorporating a WC, fitted vanity with wash hand basin, and a panelled bath.

OUTSIDE:

Externally; although there are no private garden grounds, the property is set within well maintained landscaped communal gardens, ideal for use through the summer months, and benefits from access to parks and riverside walks on the doorstep. The development also provides ample off-street resident and visitor parking.

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. UPVC double glazed windows. Telephone and broadband connection.

ITEMS TO BE INCLUDED:

All fitted floor coverings, light fittings, and window coverings throughout, integrated kitchen appliances and the fridge freezer are to be included in the sale of the property.

DEVELOPMENT FACTOR:

The communal areas of the development are managed by Life Property Management with a monthly factoring charge of around £110.00 payable in 2022/2023.

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 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 B (82) with potential B (82).

VIEWING ARRANGEMENTS:

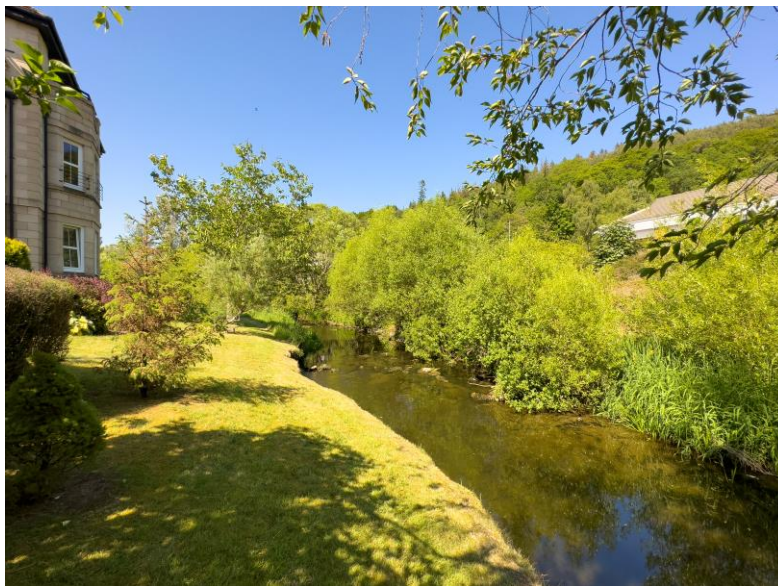
Viewings of this property are strictly by appointment. For more information or to arrange an appointment, please contact JBM Estate Agents on 01721 540170.

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:

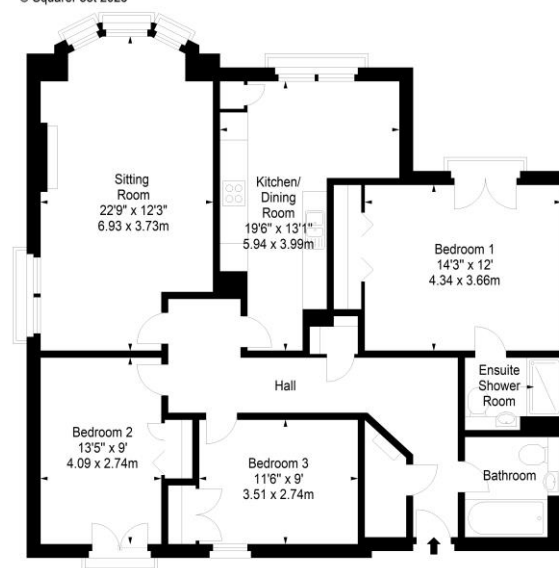
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified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

March Street Lane,
Peebles,
Scottish Borders, EH45 8EL



Approx. Gross Internal Area
1194 Sq Ft - 110.92 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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