



22 Bellfield Crescent, Eddleston, Peeblesshire, EH45 8RQ
Offers Over £450,000



A fantastic five-bedroom modern detached family home with double attached garage occupying an elevated position on a generous corner plot within an attractive development in the beautiful Borders village of Eddleston.



DESCRIPTION:

Built in 1984, this delightful property offers spacious and versatile accommodation totalling an impressive 2142 square feet including the double garage. Boasting of an internal layout perfect for modern family living, generous, well-maintained private gardens with beautiful views, and just 4.5 miles North of the bustling Borders town of Peebles which offers an array local amenities and schooling at both levels, this property is sure to prove popular and early viewing comes highly recommended.

Enjoying generous proportions throughout, and in excellent decorative order, the internal accommodation comprises; bright and welcoming entrance hallway with turning staircase to the upper floor and a guest cloakroom with WC and wash hand basin. Enjoying a window to the front of the property, the relaxing sitting room is of a generous size and features an electric fire with timber surround giving the room a real focal point. Patio doors to the rear of the sitting room lead through to a fabulous conservatory which provides access out to the private gardens, and stunning views over the hills beyond. Accessed from both the sitting room or the entrance hallway, the formal dining room has a large window to the rear of the property and offers the perfect space for entertaining family and friends. Adjacent, the kitchen is fitted with an excellent array of wall and base units with contrasting worktop surfaces incorporating a breakfast bar and a stainless -steel sink unit positioned below a rear facing window. Integrated appliances include an under counter fridge and freezer, whilst there is a free-standing Range Master gas cooker, and a dishwasher. The kitchen gives access to a second stairwell leading to a lower ground level with a separate home study, and a useful utility room which also gives direct access into the double attached garage. The ground floor accommodation is completed by a further reception room enjoying a front facing window offering views over Bellfield Crescent, currently used as a TV/games room, but could equally be used as a sixth bedroom if required. Up on the first floor there is galleried hallway landing with access hatch to a partially floored loft space which benefits from power and light. The principal bedroom enjoys a front facing window and features excellent fitted wardrobes and a spacious en-suite shower room. There are two further double bedrooms, and two comfortable single bedrooms to which all benefit from having fitted wardrobes. Completing the accommodation is the family bathroom incorporating a WC, wash hand basin, panelled bath, separate shower enclosure, and a rear facing opaque window allowing in the natural light.

OUTSIDE:

Externally, the property is set within generous private gardens to the front, side, and rear. The open style front and side garden is mainly laid out lawn with mature shrubbery, and a monobloc driveway providing off street parking which leads to an attached double garage with twin up and over doors. A gate to the side of the property leads round to the large, fully enclosed private garden to the rear. Split over two levels, the rear garden enjoys a large area of lawn and a wonderful array of flower beds and shrubbery. A generous paved patio area with fabulous views offers ample space for both outdoor lounge and dining furniture, ideal for alfresco dining and entertaining in the summer months. Down on the lower level is a delightful timber decked area providing a further, nicely secluded seating area, perfect for relaxing and taking in the rural views. The rear garden is fully enclosed and bound by recently replaced timber fencing.



LOCATION:

Eddleston is a charming conservation village within easy commuting distance of Edinburgh. There is a thriving local community with a parish church and a village hall which provides a variety of clubs and activities for all ages. Set in the heart of the Village is the highly regarded Horseshoe Inn which offers a restaurant, luxury rooms, and a bar. Leisure facilities, including a gym and swimming pool are available at the nearby Barony Castle Hotel which also offers fine dining and a lounge bar. The historic market town of Peebles is located just a ten-minute drive south of Eddleston and offers an excellent array of amenities including banks, post office, restaurants, pubs, independent shops, and well-known High-Street stores, as well as schooling at both primary and secondary levels. The local area is particularly well served for recreational activities with fantastic walking and cycling routes, a golf courses, fishing, not to mention the world-renowned mountain biking facilities at Glentress all within easy reach. A regular bus service runs through the village to and from Edinburgh and to neighbouring towns including Galashiels.

SERVICES:

Mains water and drainage. Mains electricity. LPG gas fired central heating. UPVC double glazed windows. Telephone and broadband connection.

DEVELOPMENT FACTOR:

The communal areas of the development are managed with an annual factoring charge of £65.00 payable in 2022/2023.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted blinds, light fittings throughout, integrated and free-standing 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 G. Amount payable for year 2023/2024 - £3,492.87. 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 E (45) with potential B (84).

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.

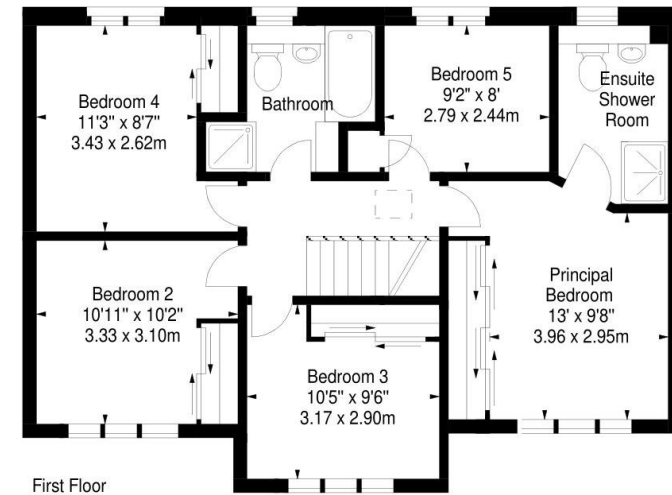
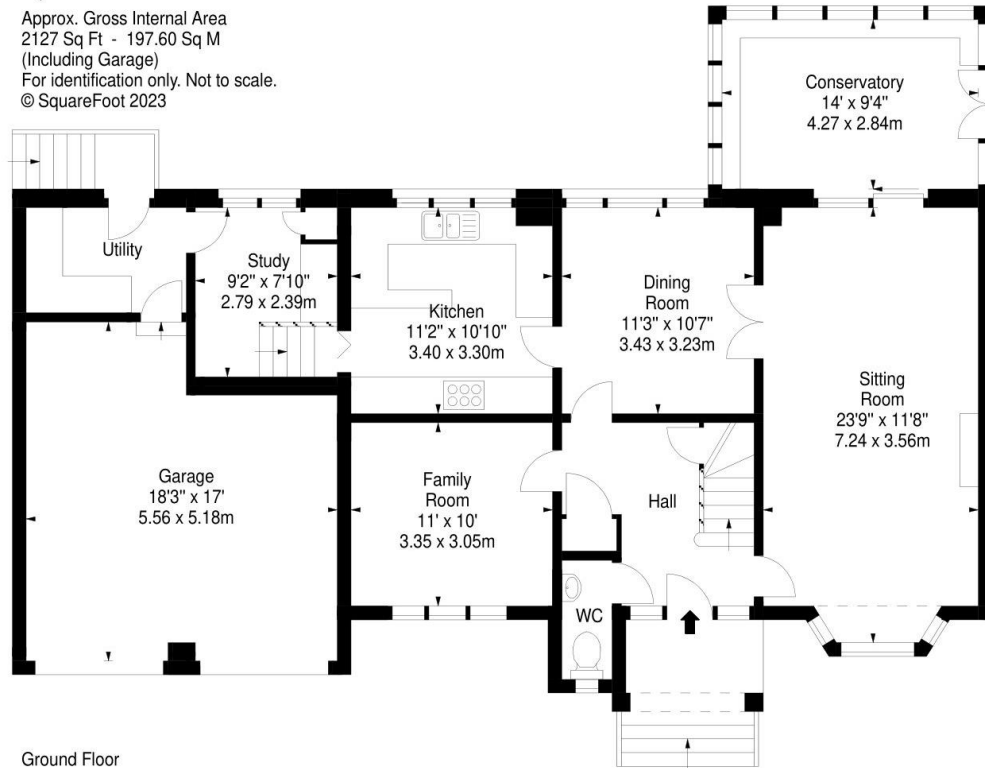
Particulars prepared August 2023. Photos taken May 2024. .



**Bellfield Crescent,
Eddleston,
Peebles,
Scottish Borders, EH45 8RQ**



Approx. Gross Internal Area
2127 Sq Ft - 197.60 Sq M
(Including Garage)
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.



10 Northgate, Peebles, EH45 8RS
Tel: 01721 540170 Fax: 01721 520104
Email: mail@jbmestateagents.co.uk
www.jbmestateagents.co.uk