



Douglas Cottage, 2A Eshiels Holdings, Peebles, EH45 8NA
Offers Over £380,000



A fabulous four-bedroom modern detached bungalow with private gardens occupying a semi-rural setting in the quaint Borders hamlet of Eshiels located on the outskirts of the picturesque market town of Peebles.



Description:

Built in the late 1990's, named "Douglas Cottage, this delightful property offers well-proportioned accommodation totalling an impressive 1786 square feet across one level including a single integral garage, and a comfortable layout boasting idyllic views over the Tweed Valley countryside and hills beyond. Presented in excellent decorative order throughout, the property benefits from a newly fitted kitchen, separate utility room and home study, and a south facing rear garden. With spacious internal accommodation, and a layout perfect for the modern family, this property is sure to prove popular and early viewing comes highly recommended.

The stylish, contemporary internal accommodation comprises; entrance hallway leading through to a welcoming central hallway giving access to all accommodation. Located to the rear, the large sitting dining room features French doors with glazed side panels showcasing truly unspoilt countryside views, and a log burning stove giving the room a warming focal point. There is ample space for both lounge and dining furniture offering the perfect space for entertaining family and friends or to simply sit back, relax and enjoy the view. Adjacent, the fabulous fully upgraded kitchen is fitted with an excellent range of stylish wall and base units with granite worktop surfaces incorporating a double Belfast sink unit. Quality integrated appliances include an electric induction hob with extractor above, double eye level electric oven, dishwasher, and fridge freezer, whilst a rear facing window and external door provide views and access out to the private enclosed gardens. Also located to the rear, the principal bedroom is of a generous size and features rear facing French doors, and a spacious private en-suite shower room incorporating a large walk-in shower unit, WC, fitted vanity unit with wash hand basin, and extremely generous built in storage cupboards. The guest bedroom enjoys a window to the front and benefits from fitted wardrobes, and a private en-suite shower room. There are two further comfortable double bedrooms, a separate study to which also gives access into the garage, whilst completing the accommodation is the useful utility room incorporating space and services for a washing machine, tumble dryer, and also a WC and wash hand basin.

Outside:

Externally; there are beautiful private gardens to the front, side, and rear. The property is approached via a large driveway to the front of the property which is fully gravelled bordered by mature shrubbery and trees and leads to the single integral garage which benefits from power and light, and access hatch to the loft space. A gravelled pathway to the side of the property leads round to the south facing rear garden which enjoys uninterrupted panoramic views offering a tranquil and relaxing space. There is an area of lawn surrounded by a fabulous array of mature planting providing bursts of colour throughout the year, a separate gravelled area with greenhouse bound by timber fencing, and a large paved patio area which can also be accessed directly from the house which offers ample space for both outdoor lounge and dining furniture, perfect for alfresco dining in the summer months.

Location:

Douglas Cottage is located in the quiet semi-rural hamlet of Eshiels, two miles east of The Royal Burgh of Peebles. The thriving picturesque market town of Peebles is the third largest town in the Borders with a population of around 8,000. The town offers an excellent array of amenities including banks, post office, a range of shops, supermarkets, and restaurants, as well as schools at primary and secondary levels. There is also a swimming pool, leisure centre, theatre, and an arts centre. The local area is particularly well served for recreational activities with excellent golf courses, fishing, walking and mountain biking at the renowned Glentress all within easy reach. In the summer, Peebles really comes alive with residents treated to some spectacular events right on their doorstep, including the Beltane Week, Tweed Love Cycling Festival, Agricultural Show, Arts Festival, Jazz Festival and Highland Games. There is good access from Peebles to the other border's towns via the road network, with the A703 giving access to Edinburgh City Bypass, and the capital beyond. A regular bus service runs to and from Edinburgh and to neighbouring towns including Galashiels.

Services:

Mains water. Private drainage. Mains electricity. Gas fired central heating. UPVC and timber framed double glazed windows. Telephone with broadband connection.

Items to be Included:

All fitted floor coverings, blinds, and light fittings throughout the property, and integrated kitchen appliances will be included in the sale.

Council Tax and Local Authority:

For Council Tax purposes this property has been assessed as band category G. Amount payable for the financial 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 B (79) with potential A (100).

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 July 2023.

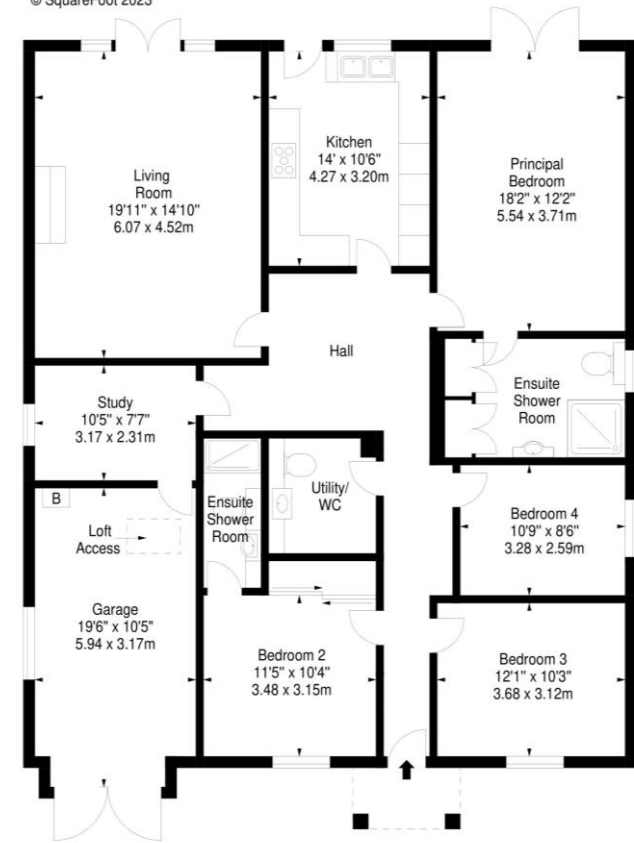




**Douglas Cottage,
Eshiels Holdings,
EH45 8NA**



Approx. Gross Internal Area
1786 Sq Ft - 165.92 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@jbstateagents.co.uk
www.jbmstateagents.co.uk