



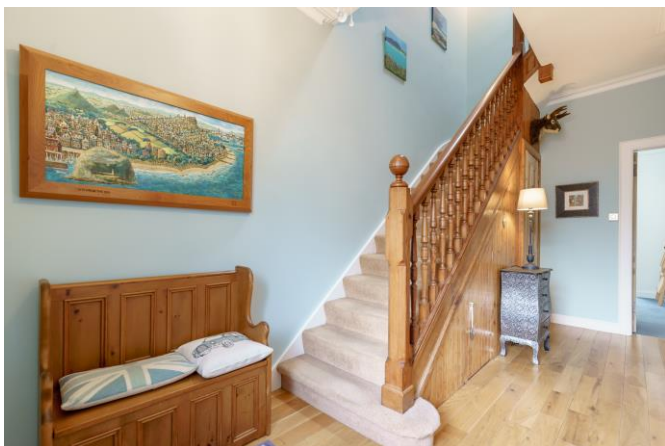
15 Edderston Road, Peebles, Peeblesshire, EH45 9DT  
Offers Over £500,000



JBM ESTATE AGENTS



A wonderful five-bedroom semi-detached property beautifully crafted from traditional stone nestled on a sought-after street within the conservation area of the picturesque Borders town of Peebles.





### DESCRIPTION:

Well-presented throughout, exuding timeless charm with many original features, the property provides a generous 1,715 square feet across two floors offering versatile and spacious accommodation. From its picturesque setting to its elegant décor, seamlessly blending its traditional features with modern functionality, this property is ideal for family living. Conveniently situated within a brief stroll from the vibrant High Street, excellent local amenities, picturesque riverside walks, and nearby parks, the property is sure to capture considerable interest, making early viewing highly recommended.

Full of charm and character, the internal accommodation comprises: entrance vestibule leading into a welcoming inner hallway with a storage cupboard housing the electrics, and a spindled staircase to the first floor, cleverly incorporating a convenient guest WC below. Positioned at the front, the elegant sitting room boasts a large, panelled bay window filling the room in natural light, complemented by detailed cornicing, and an attractive fireplace featuring a multifuel stove giving the space a real focal point. Towards the rear of the house is the stylish dining room boasting high ceilings and oak timber flooring which seamlessly flows through from the hallway, the perfect space providing an ideal setting for hosting gatherings with family and friends. An external door to the side within the dining room provides easy garden access, perfectly blending elegance with practicality. Adjacent, is a fantastic space currently used as an artist's studio with a Velux window, which could equally be used as a separate home study. This useful space can be accessed via both the hallway, and the kitchen. Located to the rear, the kitchen boasts solid ash units and worktop surfaces perfectly incorporating a Belfast sink unit, and space and services for a Range style cooker, dishwasher, and a fridge freezer. To one side is a fantastic and useful pantry cupboard, whilst to the other is patio doors, not only flooding the space with natural light, but also providing access out to a timber decked area. Just off the kitchen is a separate utility space with fitted storage, a sink unit, and services for a washing machine. Elsewhere on the ground floor, accessible through the dining room, is a comfortable double bedroom boasting a side-facing window, and a private en-suite shower room. Up on the first floor there is a bright and airy hallway landing which features a hatch giving access to a v-lined attic space with power sockets and lights, and a traditional skylight ceiling window allowing in lots of natural light. The principal bedroom is of a generous size and features three front facing windows overlooking Edderston Road. There are three further comfortable bedrooms, one also enjoying a front facing aspect, and two positioned to the rear with a leafy outlook over the private garden. The accommodation is completed by the family bathroom featuring a WC, wash hand basin, separate shower enclosure, and an indulgent free-standing, double-ended roll-top bath, infusing a touch of opulence.

### OUTSIDE:

Externally, there are well-maintained and low maintenance private gardens to the front, side, and rear of the property. The pretty front garden is laid to decorative chips with areas of mature planting and shrubbery, bound by original stone walling. A gated pathway to the side of the property leads to the fully enclosed south west facing rear garden. This is an excellent space enhanced by the presence of the "Edderston burn," providing a delightful ambience of tranquillity. Across the burn, a wooden bridge guides you to a space laid with decorative chips, incorporating a circular patio, mature shrubbery, and an elevated bedding planter. A generous raised timber deck area offers ample space for both outdoor lounge and dining furniture, an ideal setting for alfresco dining and entertaining during warm summer months. The garden is complemented by a secure, lockable outhouse and a sturdy metal garden shed for optimal external storage solutions. Unrestricted on street parking is available to the front of the property.

### 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 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. Double glazed UPVC and timber windows. Telephone and broadband connection.

#### ITEMS TO BE INCLUDED:

All fitted floor covering, blinds, curtains, fitted light fittings throughout the property, and the range cooker, washing machine, dishwasher, and fridge freezer will be included in the sale. The light fitting in bedroom 2 is excluded from the sale.

#### 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 2023/2024. 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 (58) with potential C (75).

#### 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.

#### 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.

#### 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."

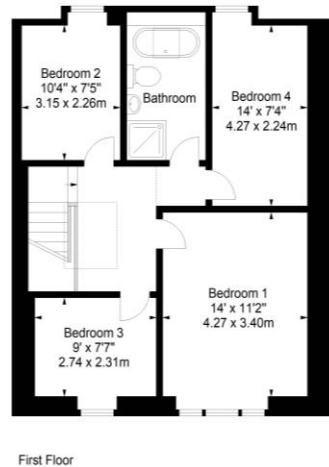
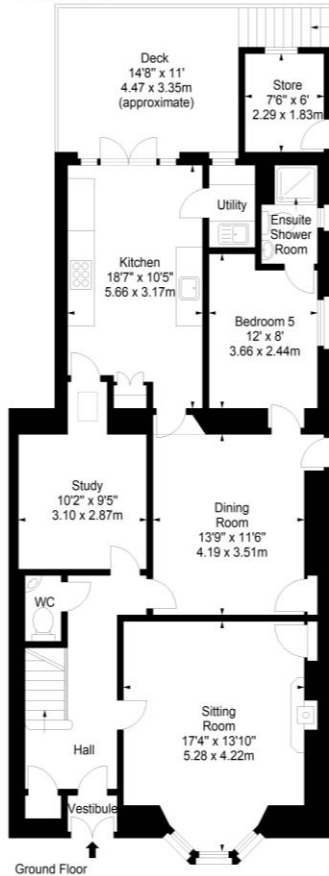
Particulars prepared March 2024.



Edderston Road,  
Peebles,  
Scottish Borders, EH45 9DT



Approx. Gross Internal Area  
1715 Sq Ft - 159.32 Sq M  
(Including Store)  
For identification only. Not to scale.  
© SquareFoot 2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		58	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			71
(39-54) E		48	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	

**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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