



2 Kittlegairy Way, Peebles, Peeblesshire, EH45 9NL
Offers Over £340,000



An impressive three-bedroom modern detached family house peacefully positioned within a highly desirable development located on the edge of the picturesque Borders town of Peebles.



DESCRIPTION:

This delightful home benefits from a tasteful garage conversion finished to an extremely high standard offering a comfortable and versatile layout. Extremely well-presented with a stylish interior, the property offers well-proportioned accommodation totalling a generous 1084 square feet over two floors. Boasting a beautiful mature private rear garden, off-street parking, and a location within walking distance to schooling, the bustling high street, parks, and riverside walks on the doorstep, early viewing comes highly recommended.

In Immaculate order, decorated in calming neutral tones throughout, the internal accommodation comprises; a welcoming entrance hallway with a staircase to the upper floor, a guest cloakroom with wash hand basin, WC, and a side-facing opaque window. Positioned to the front with a window overlooking Kittlegairy Way, the well-appointed kitchen is fitted with an excellent range of wall and base units with laminated worktop surfaces incorporating a stainless-steel sink unit. Integrated appliances include a fridge freezer, electric oven, gas hob, cooker hood, washer-dryer, and dishwasher. Boasting an outlook over the well-maintained leafy rear garden is the wonderful relaxing sitting room that offers ample space for both lounge and dining furniture, and features an understairs cupboard providing excellent storage, and rear-facing patio doors with glazed side panels filling the room with natural light. Adjacent is the fabulous addition of a separate family room which features a large window overlooking the front of the property, an extremely versatile room that could equally be used as a formal dining room, fourth bedroom, or a separate home study if required. Up on the first floor, there is a hallway landing with a useful airing cupboard and access hatch to the loft space. The large master bedroom enjoys a dual aspect with windows to the front and rear and features excellent fitted wardrobe space, and a private ensuite shower room comprising a wash hand basin, WC, an enclosed shower unit, and a rear-facing opaque window allowing in the natural light. There are two further double bedrooms, one positioned to the front boasting twin windows and an outlook over the tree-lined hills in the distance, whilst the other is set to the rear enjoying views over the Tweed Valley countryside and hills beyond. The accommodation of this magnificent home is completed by the family bathroom incorporating a three-piece suite comprising a WC, wash hand basin, a panelled bath with a mixer shower over, and a side-facing opaque window.

OUTSIDE:

Externally, there are private garden grounds to the front, side, and rear of the property. The low-maintenance open-style front garden has an area laid to decorative chips incorporating mature shrubbery, a paved pathway leading to the property, and a monobloc driveway providing off-street parking for two vehicles. A timber gate to the side of the property provides access round to the luscious rear garden which enjoys areas laid to both lawn and decorative chips, whilst an excellent array of carefully planted greenery, shrubs, and flower beds provide fabulous mature privacy borders. A carefully positioned paved patio benefits from a westerly aspect enjoying the afternoon sun offering the perfect spot for alfresco dining, entertaining, and relaxing in the summer months. The rear garden also benefits from further seating areas, a garden shed, and is fully bound and enclosed by timber fencing.

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 fibre broadband connection.

ITEMS TO BE INCLUDED:

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

DEVELOPMENT FACTOR:

The communal areas of the development are managed by Scottish Woodlands Trust with an annual factoring charge of £240 payable in 2022/2023.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category E, with an annual charge of £2,395.69 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 C (78) with potential B (90).

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:

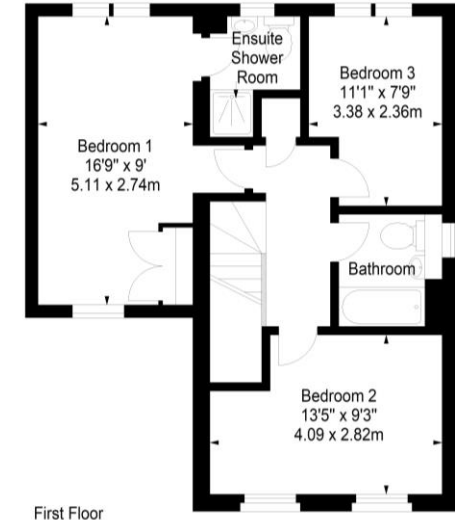
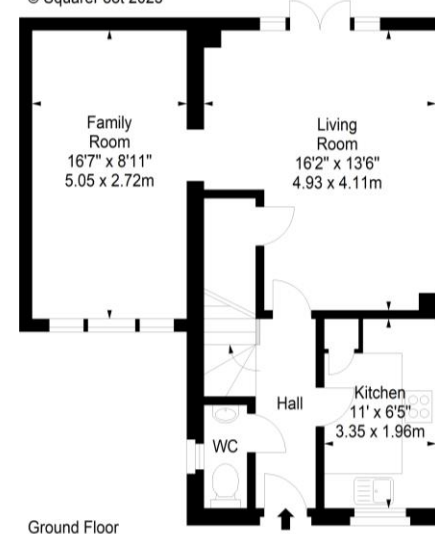
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified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

Kittlegairy Way,
Peebles,
Scottish Borders, EH45 9NL



Approx. Gross Internal Area
1084 Sq Ft - 100.70 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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SALES

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