



10 Tweed Avenue, Peebles, Peeblesshire, EH45 8AS
Offers in the Region Of £375,000



An absolutely charming three-bedroom traditional detached bungalow occupying a peaceful, yet extremely central location just a short walk from the vibrant high street in the picturesque Borders town of Peebles.



DESCRIPTION:

This delightful property offers well-proportioned accommodation across one level totalling 1,101 square feet and enjoys private mature gardens to both the front and rear, adding to its appeal. Originally built in the 1930s, the property boasts a fabulous rear extension that provides a beautiful open-plan dining kitchen, ideal for modern family living. Featuring a comfortable internal layout, private gardens with off-street parking, and an extremely central location with amenities, riverside walks, and parks right on the doorstep, this attractive bungalow is bound to garner attention. Early viewing is highly recommended.

Tastefully presented, and well-appointed internal accommodation comprises: entrance vestibule leading into a welcoming inner hallway seamlessly flowing into all living spaces. Positioned to the front and featuring a bay window overlooking the leafy front garden, the relaxing sitting room boasts a log-burning stove nestled within the original fire recess, complemented by a timber mantle, giving the room real warming focal point. At the rear, accessed via a spacious hallway, is the fabulous open-plan dining kitchen which features a range of stylish wall and base units with contrasting worktop surfaces, incorporating a stainless-steel sink unit. Quality integrated appliances include an eye-level electric oven, microwave, fridge freezer, and dishwasher. The dining kitchen boast a feature corner window bathing the room in natural light, whilst a smaller-scale log burning stove set on a circular hearth provides both charm and warmth. Ample space for a table and chairs creates the perfect setting for entertaining family and friends. Additionally, accessed via the dining area, is a convenient utility room equipped with further fitted units, offering space and services for a washing machine and tumble dryer. A rear-facing external door allows for easy garden access. There are three comfortable bedrooms: the principal bedroom is peacefully positioned to the front and features excellent fitted wardrobes; the second bedroom enjoys views to the rear over the beautifully kept private garden, while the third bedroom is set to the side and could equally serve as a home office if required. The accommodation is completed by a modern, stylish family shower room, featuring a WC, vanity unit with wash hand basin, a spacious walk-in shower unit, and a practical fitted storage unit.

OUTSIDE:

Externally, the property features private garden grounds to the front, side, and rear. The front garden comprises a lawn area with mature planting on one side and a chipped driveway on the other, offering off-street parking. A timber gate provides access to the private and enclosed rear garden, which showcases a well-maintained lawn surrounded by an array of mature and colourful plantings, seamlessly blending with the picturesque banks of the old railway line. Additionally, a paved patio area offers the ideal spot for alfresco dining during the warmer summer months, and a timber garden shed provides useful outdoor storage space. The rear garden is fully bound by both timber, and mesh 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, fitted light fittings, blinds throughout, and integrated 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 D, with an annual charge of £1,902.50 payable for the year 2024/2025. 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 (65) with potential B (81).

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".

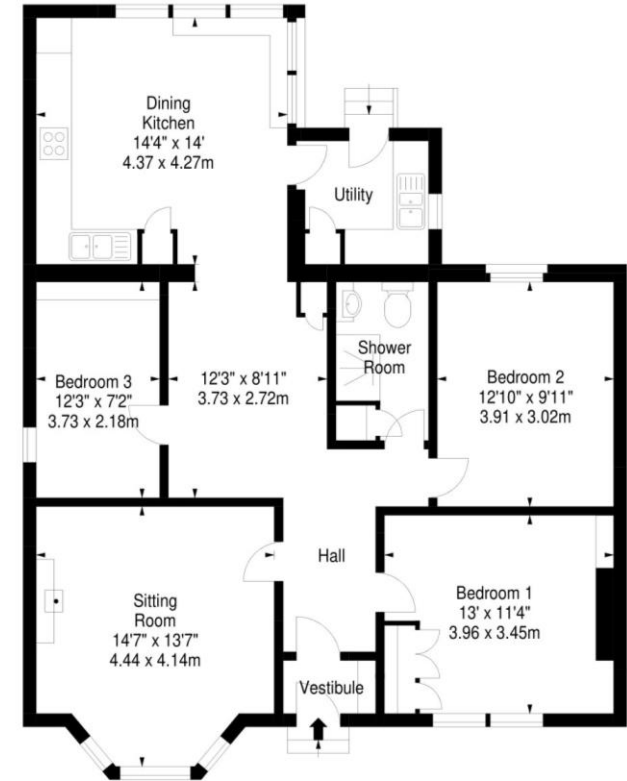
Particulars prepared March 2024.



Tweed Avenue,
Peebles,
Scottish Borders, EH45 8AS



Approx. Gross Internal Area
1101 Sq Ft - 102.28 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor

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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