



The Beeches, Eshiels Mill, Eshiels, Peeblesshire, EH45 8NA
Offers Over £530,000



Nestled in the picturesque Borders Hamlet of Eshiels, "The Beeches" is a magnificent, rarely available four-bedroom detached bungalow wrapped in luscious green private garden grounds within a wonderful setting.



DESCRIPTION:

Built in the 1980's, this distinguished property offers a generous 2576 square feet of well-proportioned accommodation including an attached garage, complemented by a splendid garden room, tastefully designed interiors, well-maintained mature gardens, and a spacious driveway. Boasting stunning views of the rolling hills and countryside, this property enjoys a comfortable layout perfect for contemporary refined living, seamlessly blending elegance with functionality. Early viewing is highly recommended to fully immerse in the charm and elegance of this fantastic home.

With generous proportions throughout, approached through a lush and lengthy driveway, the beautifully presented internal accommodation comprises; an entrance vestibule, complete with fitted cloak storage, flowing through into a spacious and inviting inner hallway which provides seamless access to all accommodation. Situated at the front, the sophisticated sitting room features a sizable window providing a view of the leafy surroundings, complemented by a striking recessed wood-burning stove with a marble surround, creating a cozy and captivating focal point. Located to the rear, the fabulous dining kitchen is fitted with an excellent range of quality wall and base units with granite worktop surfaces incorporating a breakfast bar, and a white porcelain sink unit. Space is available for appliances including a wonderful electric AGA cooker, and a dishwasher, while additional appliances such as a fridge freezer, washing machine, and tumble dryer are conveniently housed in the adjacent utility room, also giving access to a separate larder. Sufficient space for a table and chairs within the kitchen offers the perfect setting for casual dining. French doors open into the exquisite, beautifully crafted, and thoroughly tranquil garden room, featuring four generously sized fully glazed roof lanterns that immerse the area in natural light. Offering stunning views of the rear garden and tree-lined hills beyond, the garden room is adorned with an additional centrally positioned, free standing wood-burning stove, creating a cosy ambiance, and offers ample space for both lounge and dining furniture creating the perfect entertaining space, sure to leave a lasting impression. Under floor heating is also available in the garden room, making it an enjoyable space, even during the colder months. The master bedroom suite is a decent size and features French doors to the rear, a separate dressing room fitted with generous wardrobes, and a private, fully tiled modern ensuite shower room. There are three further comfortable double bedrooms, two situated at the front with one boasting built-in storage, and the other positioned at the rear, complete with French doors and a fitted wardrobe. A separate home office, positioned to the front, provides an ideal workspace for those working remotely, whilst completing the accommodation is the fully tiled family bathroom which incorporates a vanity storage unit with WC and wash hand basin, a panelled bath, a separate corner shower unit, and a rear facing opaque window that invites in natural light.

OUTSIDE:

Externally; the property is wrapped in private and mature, well attended garden grounds. The front garden has a large area of lawn surrounded by a mixture of mature hedging and shrubbery, and a large, gated herringbone style monobloc driveway offering ample off-street parking for several vehicles, whilst further leafy lawn areas grace the property at each side. The fabulous Southern aspect rear garden enjoys an extremely generous area of lawn incorporating an array of trees and mature plantings. An eye-catching brick-built pizza oven and barbecue area, accompanied by an elevated paved terrace directly accessible from the garden room, provide ample space for outdoor lounge and dining furniture offering the perfect setup for alfresco entertaining, allowing guests to savour the stunning countryside surroundings. There is also an attached garage accessible at the front of the property which benefits from power and light.

LOCATION:

"The Beeches" 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 9,000. 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 borders 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 double glazed windows. Telephone and broadband connection.

ITEMS TO BE INCLUDED:

All fitted floor coverings, blinds, sitting room curtains, ceiling and wall light fittings 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 G. Amount payable for the financial year 2024/2025 - £3,566.37. 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 (68) with potential B (82).

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:

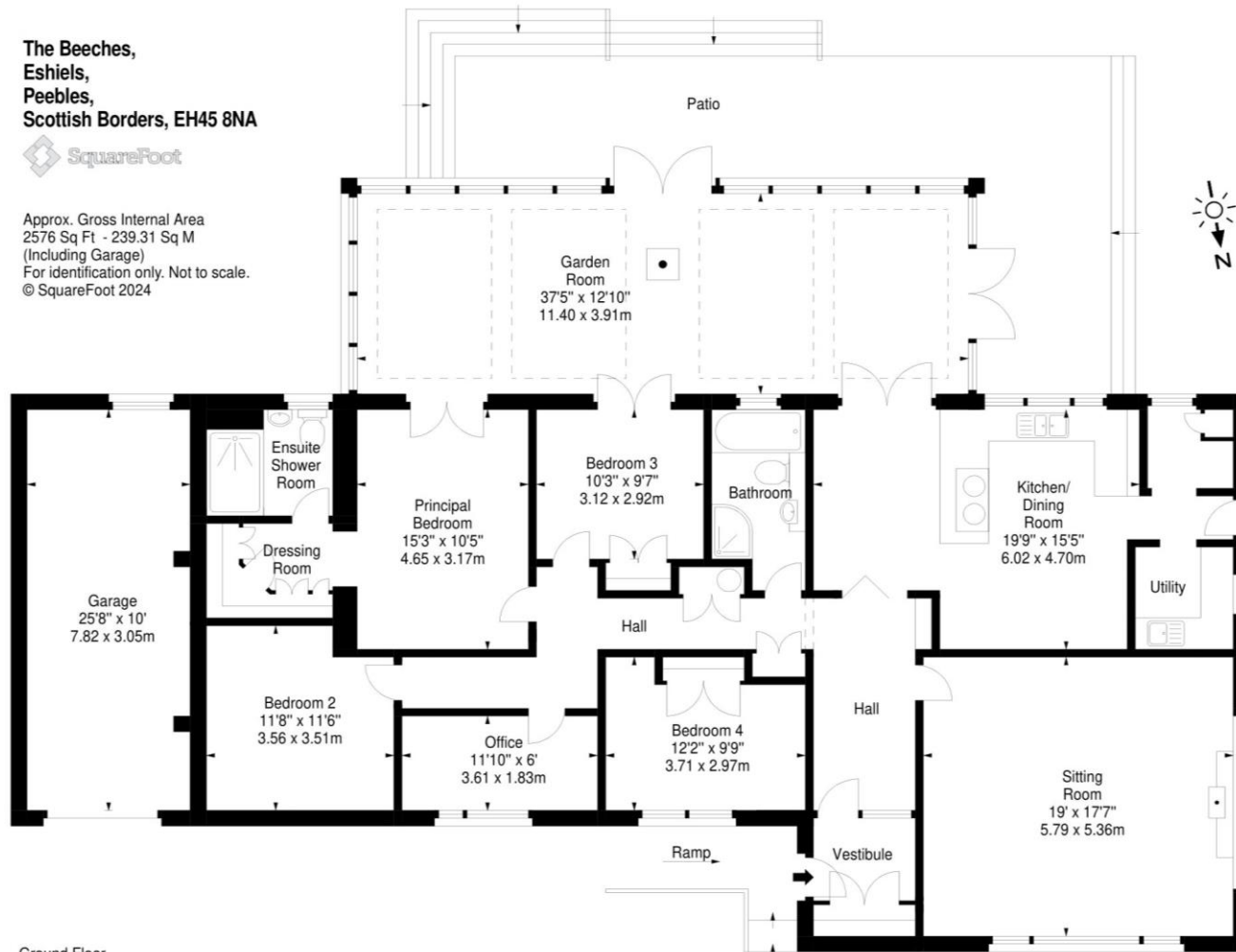
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified 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." 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 March 2024.

The Beeches,
Eshiels,
Peebles,
Scottish Borders, EH45 8NA



Approx. Gross Internal Area
2576 Sq Ft - 239.31 Sq M
(Including Garage)
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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SALES

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