



10 Edinburgh Road, Peebles, Peeblesshire, EH45 8DZ  
Offers Over £300,000



A charming three-bedroom traditional semi-detached house named "Rowanlea" occupying an elevated position within a desirable residential area just short walk from the vibrant high street in the scenic Borders town of Peebles.



#### DESCRIPTION:

Dating back to the 1930s, Rowanlea effortlessly blends the timeless appeal of a traditional home with sleek contemporary interiors, providing an impressive 1457 square feet of internal living space with a comfortable layout, perfect for modern living. Within comfortable walking distance to an excellent array of amenities, schooling at both levels, and open access to woodland walks on the doorstep, this property is sure to prove popular, and early viewing comes highly recommended.

Tastefully presented throughout, the internal accommodation comprises; an entrance vestibule, seamlessly flowing through to a fabulous dining hall with staircase to the upper floor. Enjoying triple aspect windows, the sitting room offers a cosy ambiance highlighted by a charming wood burning stove nestled within the original fireplace recess complemented by fitted cabinetry and shelving, an inviting space that exudes warmth and character. Featuring a window to the side, the kitchen is appointed with a selection of units with solid timber worktop surfaces, complemented by a stylish tiled splashback. Integrated appliances include a gas hob and an electric oven, while ample room for a free-standing fridge freezer is available. The adjacent utility is fitted with matching units and worktops featuring a stainless steel sink unit, along with the convenience of a washing machine, a dishwasher, and an external door offer easy garden access. Nestled in the heart of the home, the centrally located dining hall has a rear-facing window and a quirky front facing hexagonal window, enhanced by a built-in bench-style seating area meticulously positioned to accommodate a dining table, complemented by contemporary light fittings, creating an inviting setting for entertaining family and friends. Additionally the dining area seamlessly incorporates a dedicated work station positioned beneath the staircase providing an ideal space for those who work from home. The principal bedroom is positioned to the front and is of a generous size complemented by excellent fitted wardrobe space. Finishing the ground floor layout is the contemporary family bathroom fitted with a WC, wash hand basin, and fabulous relaxing, double ended spa bath. The staircase leads up to an attic floor landing, a versatile space currently used as a children's play area, which also provides access to two additional tastefully decorated bedrooms, and a modern shower room complete with a WC, wash hand basin, and a Smart Shower that can be connected and operated via your mobile phone.

#### OUTSIDE:

Externally, Rowanlea boasts private garden grounds to the front, side, and rear of the property. Enclosed by a combination of timber fencing and mature hedging, the front garden features an area of lawn complemented by a paved pathway leading to both the front and rear entrances. The rear garden is predominantly laid to lush green lawn, offering beautiful hillside views leading up to Castle Venalw and the surrounding countryside. Two timber decked areas provide perfect settings for alfresco dining during the warmer summer months, with one deck also accommodating a timber garden shed offering convenient external storage solutions. Parking is available on-street 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. Mixture of both double and single UPVC and timber glazed windows. Telephone and fibre broadband connection.

#### ITEMS TO BE INCLUDED:

All fitted floor coverings, light fittings, blinds, and integrated kitchen appliances are to 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 E. Amount payable for year 2024/2025 - £2,449.59. 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 (56) with potential C (80).

#### 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 by 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 our office with their original documents. Please note, that 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.

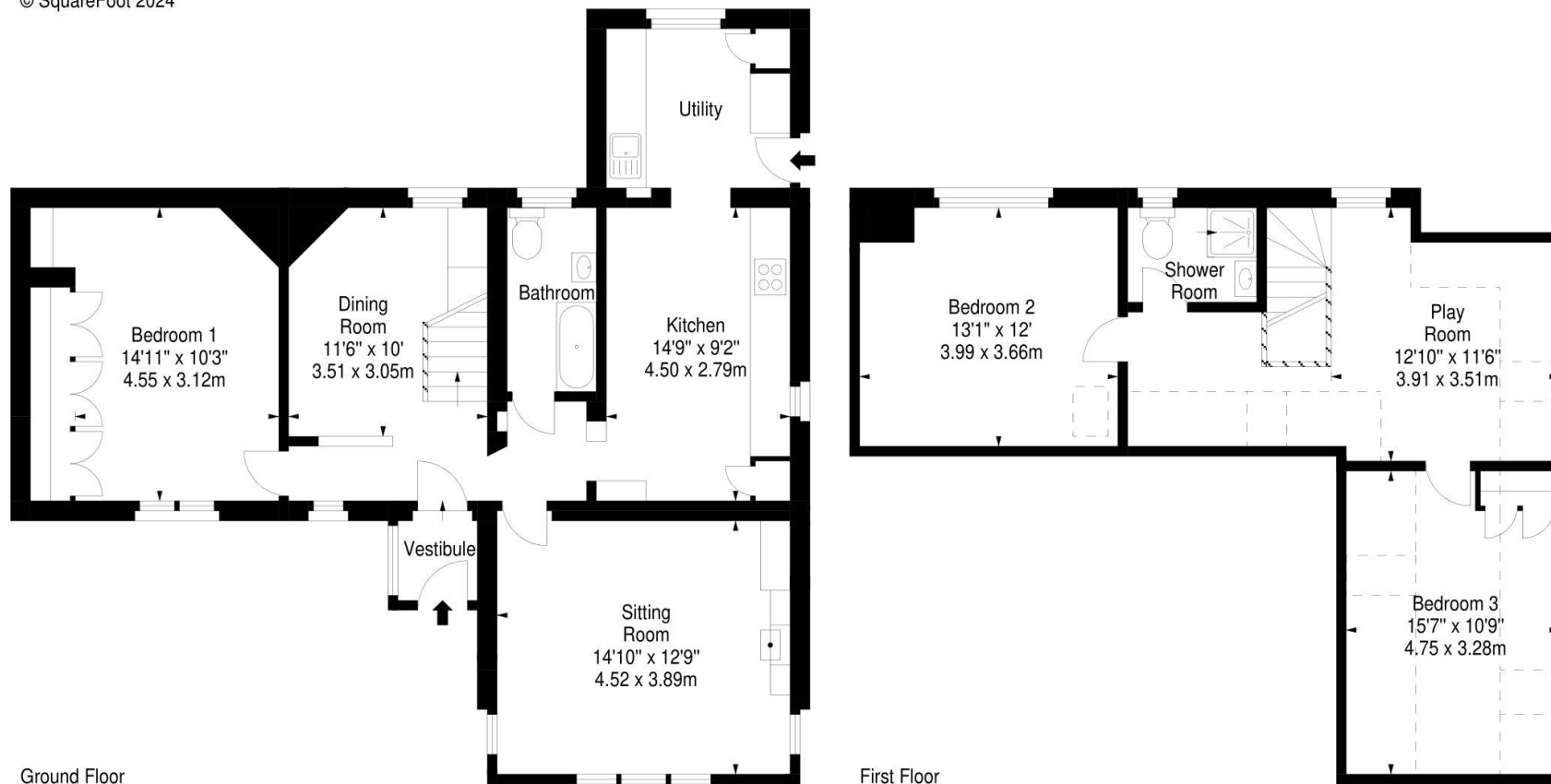
Particulars prepared March 2024.



Edinburgh Road,  
Peebles,  
Scottish Borders, EH45 8DZ



Approx. Gross Internal Area  
1457 Sq Ft - 135.36 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



**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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