



1 School Brae, Peebles, Peeblesshire, EH45 8AT  
Offers Over £255,000



Positioned in the heart of the picturesque Borders town of Peebles, an exquisite two-bedroom traditional red-brick end-terraced house offering a prime location just steps away from the vibrant and bustling High Street.



### DESCRIPTION:

Seamlessly blending traditional charm with contemporary elegance, this fabulous property boasts tasteful interiors, freshly redecorated in 2023, offering 950 square feet of thoughtfully designed accommodation across three well-appointed levels. With a contemporary open-plan living space with underfloor heating spanning the ground floor, a convenient location near superb amenities such as bars, restaurants, and shops, enhanced by open access to parks and riverside walks right on the doorstep, this home is sure to attract a diverse range of buyers. Early viewing is strongly advised to fully appreciate its charms.

With a truly inviting ambience throughout, the internal accommodation comprises: Welcoming entrance hallway featuring a staircase leading to the upper floor, accompanied by a convenient guest WC on the halfway landing, and a highly practical fitted storage cupboard. The sitting room, positioned at the front, features classic high ceilings, a window with views of School Brae, and a fabulous recessed wood burning stove, not only offering warmth, but also serving as a charming focal point. A convenient recessed area within the sitting room enjoys a rear-facing window and provides an ideal office space that effectively separates work from home life. Flowing effortlessly from the sitting room, the dining kitchen boasts an impressive array of sleek wall and base units with pantry style cupboard, seamlessly incorporating a sink unit, and integrated appliances such as a fridge freezer, dishwasher, microwave, and a superb Range Master cooker. The kitchen is bathed in natural light via a vaulted ceiling with skylights, offers ample space for a table and chairs, and harmoniously connects with the private gardens through rear-facing French doors, seamlessly blending indoor and outdoor living, perfect for entertaining. Up on the first floor is a hallway landing giving access to the principal bedroom, and a staircase to the second floor. With a front facing window, the principal bedroom is a generous space enhanced by a luxurious private en-suite bathroom, impeccably finished to a high standard, featuring a WC, vanity unit with wash hand basin, a panelled bath with a shower over, and underfloor heating. Natural light via a side window and a Velux bathes the space in natural light. Whilst on the second floor is the second bedroom, a bright and airy comfortable double featuring a Velux window to the front, and a stylishly modern private en-suite shower room to the rear, also enhanced by underfloor heating.

### OUTSIDE:

Externally, the property boasts of a private garden to the rear. Accessed internally via the kitchen, and externally via a timber gate to the side of the property, the split-level garden serves as a secluded retreat, showcasing a section laid to lawn, two paved sandstone patio areas, and a decked area, all providing abundant space for outdoor lounge and dining furniture. It is an ideal setting for alfresco dining and relaxation during the warmer months. Additionally, there is a chipped section on one side and a timber garden shed on the other, offering outdoor storage solutions. Ample on-street parking is available nearby.

### 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 central heating, and electric underfloor heating throughout the ground floor, and both en-suites. UPVC double glazed windows. Telephone and ultra-fast full fibre broadband connection.

### ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, blinds and shutters throughout the property, integrated kitchen appliances, and garden shed will be included in the sale, with other item items of furniture within the property may also be available under separate negotiation.

### COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category C, with an annual charge of £1,691.11 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.

### 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.

### EPC RATING:

The Energy Efficiency Rating for this property is D (58) with potential B (87).

### 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.



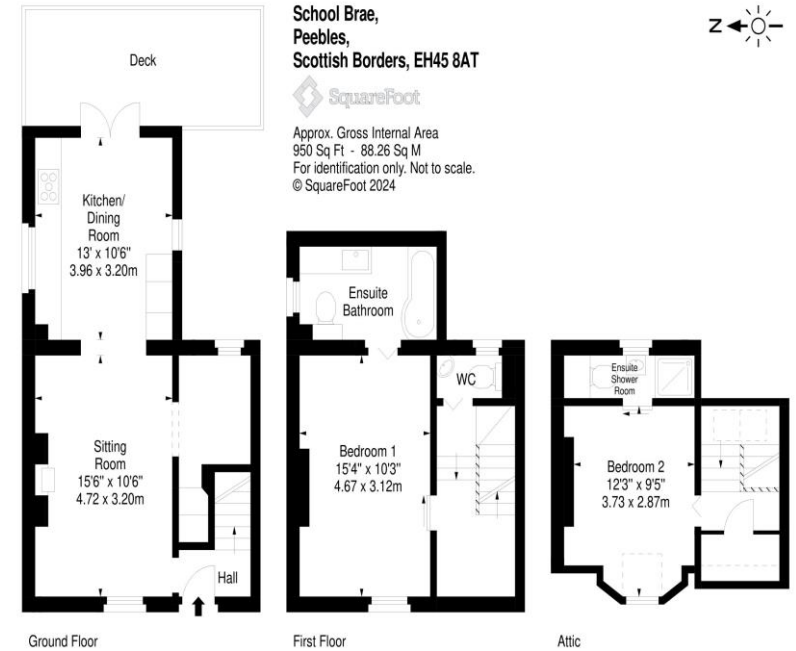
### IMPORTANT NOTE:

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." 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 April 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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10 Northgate, Peebles, EH45 8RS  
Tel: 01721 540170 Fax: 01721 520104  
Email: mail@jbstateagents.co.uk  
[www.jbmstateagents.co.uk](http://www.jbmstateagents.co.uk)