



6 Tweed Avenue, Peebles, Peeblesshire, EH45 8AS  
Offers Over £350,000



JBM ESTATE AGENTS



An attractive four-bedroom traditional stone-built semi-detached cottage boasting private front and rear gardens, nestled in the heart of the scenic Borders town of Peebles.



### DESCRIPTION:

Dating back to the late 1800s and boasting a generous 1,279 square feet of spacious accommodation, this property has undergone tasteful upgrades, seamlessly blending its traditional charm with stylish modern interiors, whilst retaining many original features. Located just steps away from the bustling High Street, with its excellent amenities, parks, and picturesque riverside walks, this property is sure to prove popular to a wide range of buyers and early viewing comes highly recommended.

Please note; the property benefits from having fully approved architect plans for a rear extension to create a modern open-plan dining kitchen. The plans can be viewed on the Scottish Borders Planning portal using reference :- 22/01094/FUL

With a contemporary décor throughout, coupled with a warm and inviting ambiance, the internal accommodation comprises; an entrance vestibule leading into a welcoming inner hallway providing access to all areas of accommodation. Set at the front, the relaxing sitting room exudes original charm, featuring ornate cornicing, a traditional panelled bay window overlooking the front garden, an Edinburgh press style cupboard, and a warming, recessed wood burning stove serving as the room's centrepiece. Across the hall, bathed in natural light via a front-facing window, the dining room maintains original features and charm, providing the perfect setting for gatherings and entertaining. A versatile room which could easily double as a bedroom if needed, adding to the flexibility of the living space. Fully updated, the kitchen is fitted with a range of timeless wall and base units complemented by solid oak worktops incorporating a Belfast sink unit. Integrated appliances include an electric oven, induction hob, and a cooker hood, while under counter space and services are provided for a washing machine. Additionally, the kitchen benefits from a walk-in pantry cupboard, also housing a free-standing fridge freezer. Elsewhere on the ground floor are two comfortable double bedrooms located to the rear with views over the private garden, the family bathroom which incorporates a WC, wash hand basin, a panelled bath with overhead mains shower, and a rear facing opaque window allowing in the natural light. The property boasts two generously proportioned attic rooms, accessed via a ladder-style stairwell within the main hallway (refer to surveyors comments within the Home Report), one currently serves as a cosy double bedroom, while the other serves as a convenient home study, perfect for those working remotely. Both attic rooms are bright and airy, flooded with natural light via front facing bay style dormer windows.

### OUTSIDE:

Externally, the property features private gardens at both the front and rear. The front garden, enclosed by original stone walling and timber fencing, is primarily laid to two sections of lawn surrounded decorative paving, creating a charming outdoor space. The rear garden boasts a generous size, featuring a large area laid to lawn that serves as a blank canvas for the new owner to unleash their creativity and design a personalised landscaped outdoor space to personal taste and preferences. The rear is fully bound by a mixture of timber fencing and mature hedging, and convenient on-street parking is plentifully available at 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 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 electricity. Mains gas fired central heating. Underfloor heating in both the kitchen and bathroom. Mains water and drainage. Telephone with fibre broadband connection. UPVC double-glazed windows.

### ITEMS TO BE INCLUDED:

All fitted floor coverings, curtains, fitted light fittings throughout (excluding all shades), and both integrated and free-standing 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 E, with an annual charge of £2,449.59 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 (58) with potential B (85).

### 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:

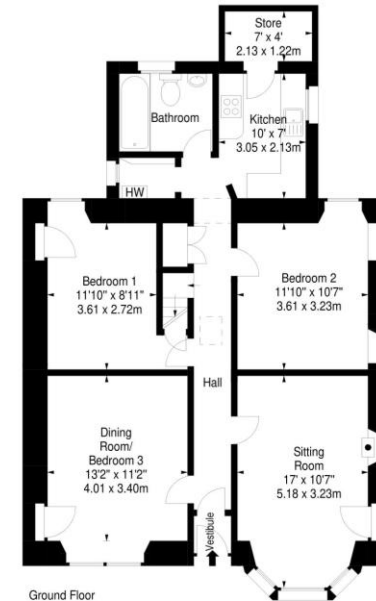
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified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

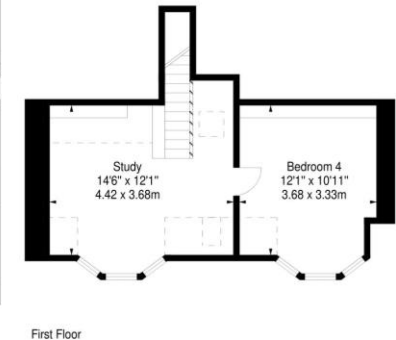
Tweed Avenue,  
Peebles,  
Scottish Borders, EH45 8AS



Approx. Gross Internal Area  
1279 Sq Ft - 118.82 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor



First 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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