



10 Kittlegairy Park, Peebles, Peeblesshire, EH45 9NP
Offers Over £440,000



A fantastic modern detached four-bedroom family home with a double detached garage and private gardens situated within a modern development on the eastern edge of the picturesque Borders town of Peebles.



DESCRIPTION:

Boasting fabulous countryside views to the rear, the property was built in 2014, and spans a generous 1754 square feet, providing comfortable and versatile living spaces with a thoughtfully designed layout, ideal for modern family life. With the convenience of both Priorsford Primary School and Peebles High School a short walk away, easy access to the well-regarded town centre by foot or the convenient town bus service, and the stunning Tweed Valley countryside on the doorstep, early viewing is strongly recommended.

Internally, the accommodation, which is in excellent decorative order throughout, comprises; welcoming entrance hallway with a large understairs storage cupboard and a guest cloakroom with WC. Situated at the front is a bright and inviting dining room featuring a charming bay window offering a delightful outlook over the front garden, a well-designed space ideal for hosting gatherings with family and friends. Positioned to the rear is a relaxing sitting room featuring a side facing window, an inviting sociable space that boasts an appealing electric fireplace, adding a touch of charm. Connecting seamlessly to this space is the tranquil garden room, adorned with windows on all sides to maximize appreciation of the breathtaking views. French doors lead out to the rear garden, enhancing the seamless transition between indoor and outdoor living. Also located at the rear, the stylish breakfasting kitchen which is fitted with modern wall and base units, accentuated by laminated worktops. The kitchen features integrated appliances such as a dishwasher, fridge freezer, double oven, gas hob, and a cooker hood. There is ample space for a table and chairs providing the ideal spot for casual dining. Adjacent to the kitchen is a practical utility room, providing designated space for a washing machine and a tumble dryer. A convenient external door to the side offers easy garden access. Completing the ground floor accommodation, positioned at the front is a dedicated home study, featuring views of the garden and Kittlegairy Park, a thoughtfully designed space providing the ideal setting for those working from home. Up on the first floor is a hallway landing with airing cupboard, and access hatch to a partially floored loft space, accessible by a pull down Ramsay ladder. The spacious master bedroom positioned to the front, features generous fitted wardrobes, and a private en-suite shower room which includes an opaque side window, a wash hand basin, WC, and a shower enclosure. Also enjoying front facing views is a guest bedroom with the added convenience of a private en-suite shower room. There are two additional comfortable double bedrooms located at the rear, to which both boast captivating countryside views. Completing the accommodation is the modern family bathroom with opaque window to rear, and fittings including a WC, wash hand basin, and a panelled bath.

OUTSIDE:

Externally, There are gardens to the front side and rear of the property. There is a large mono block driveway to the front, which can easily accommodate four vehicles which leads to the detached double garage which spans 320 square feet, and benefits from having an electric automatic door. There is also an area laid to lawn and raised flower beds. A wooden gate to the side opens up to the fully enclosed private rear garden bound by timber fencing. This outdoor space enjoys an area of lawn bordered by mature shrubs and bedding plants. A timber decked area and a paved patio offer an inviting setting for alfresco dining and entertaining during the summer months. The rear views are truly beautiful, thanks to the partially lowered rear fence that unveils picturesque scenes of the surrounding rolling hills and countryside. A pleasing outlook enjoyed from both the ground floor and first floor windows to the rear, enhancing the overall charm 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 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, blinds and light fittings throughout the property, free standing wardrobes, and the integrated kitchen appliances will be included in the sale.

DEVELOPMENT FACTOR:

The communal areas of the development are managed by Scottish Woodlands Trust with an annual factoring charge of around £58.00 payable quarterly in 2023/2024.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category G, with an annual charge of £3,326.65 payable for the year 2022/2023. 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 C (80) with potential B (88).

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.

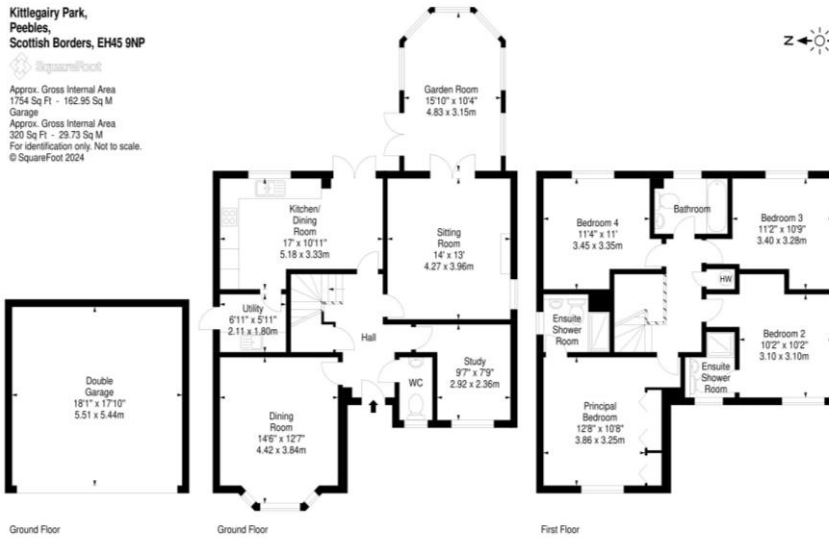
CLOSING DATE:

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.

Kittlegairy Park,
Peebles,
Scottish Borders, EH45 9NP

 SquareFoot

Approx. Gross Internal Area
1754 Sq Ft - 162.95 Sq M
Garage
Approx. Gross Internal Area
320 Sq Ft - 29.73 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor

Ground Floor

First Floor

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 February 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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