



21 Young Street, Peebles, Peeblesshire, EH45 8JX  
Offers Over £275,000



An attractive two-bedroom traditional stone built semi-detached house centrally located within an attractive residential area just a short stroll from the vibrant high street in the picturesque Borders town of Peebles.



#### DESCRIPTION:

Dating back to the late 1800's, this handsome property benefits from full renovation, offering spacious accommodations spanning 1,050 square feet spread across two levels. While retaining numerous original features, the property seamlessly blends traditional charm with contemporary comforts creating a truly inviting ambience. Placed within comfortable walking distance of the bustling town centre with an excellent array amenities, schooling nearby, as well as parks and riverside walks, this property is sure to prove extremely popular. Early viewing comes strongly recommended.

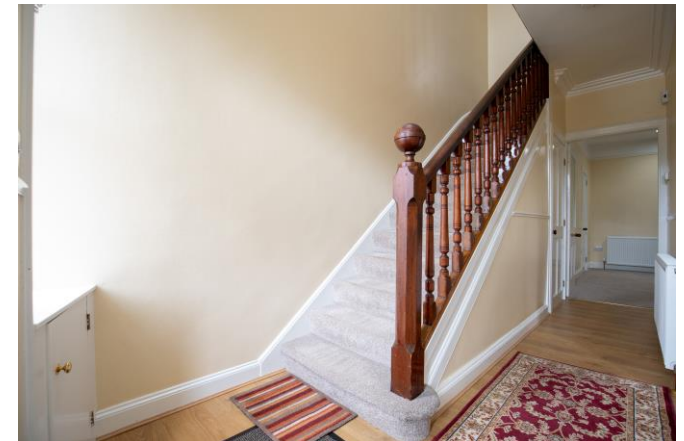
Benefitting from full modernisation to an excellent standard, and presented in good decorative order throughout, the internal accommodation comprises; a light, airy, and welcoming entrance hallway with spindled staircase to the upper floor, and access to a spacious storage cupboard and a convenient guest WC. Facing the front, the exquisite sitting room features a recessed fireplace, high ceilings, original ornate corning, and charming alcove display shelving. This creates a delightful and relaxing space, adaptable to serve as a third bedroom or formal dining room if required. With a window to the rear, the spacious living and dining area features a convenient walk-in storage cupboard, and a further alcove display shelving. With ample room for both lounge and dining furniture, it provides an ideal gathering space for hosting family and friends. The kitchen features a practical layout with modern wall and base units, complemented by contrasting laminate worktops and tiled splashback. Integrated appliances include an electric oven, gas hob, and electric extractor hood. Additionally, there's space and connections for a washing machine and undercounter fridge with these appliances in place. The kitchen benefits from a rear-facing window with charming garden views, while an external door to the side provides convenient access to the garden, whilst bathing the space in natural light. Up on the first floor, there is a bright hallway landing illuminated with natural light via a front facing skylight. The property comprises two generously-sized double bedrooms. One is located at the front, featuring twin arched windows, while the other offers charming garden views to the rear. Completing the accommodation is the fantastic, fully tiled modern family bathroom which includes a WC, wash hand basin, a panelled bath with an overhead shower, and a rear-facing Velux window that floods the space with natural light.

#### OUTSIDE:

Externally, there are private garden grounds to both the front and rear of the property. Mainly laid to decorative red chips, the front garden is partially bound by traditional stone walling, and mature hedging. A paved pathway to the side leads round to the well-maintained, low maintenance, south west facing rear garden which is also laid with decorative red chips surrounded by beautifully mature planted borders. There are several areas perfect for outdoor seating and dining, whilst a timber garden shed provides the convenience of external storage space. The rear garden is fully bound by timber fencing. Parking is available to the front of the property and surrounding streets.

#### 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. Mains gas fired central heating. Mixture of UPVC double glazed windows, double glazed timber sash windows, and single glazed windows. Telephone connection.

### ITEMS TO BE INCLUDED:

All fitted floor coverings, blinds, curtains and fitted light fittings throughout the property, and both integrated and free-standing kitchen appliances will be included in the sale.

### COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category D, with an annual charge of £1,902.50 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 (69) with potential B (86).

### 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.

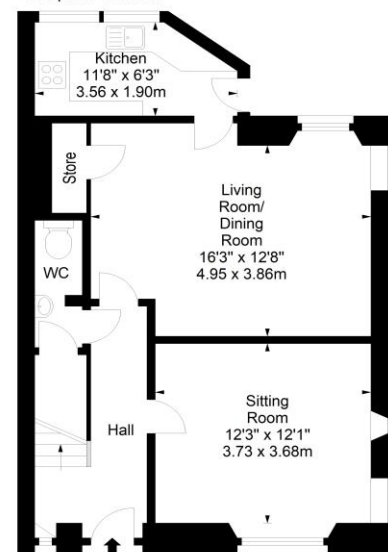
### ANTI-MONEY LAUNDERING REGULATIONS:

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.

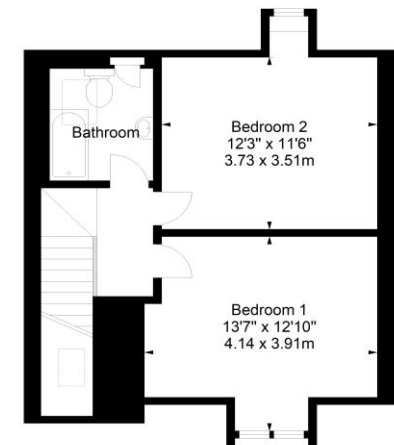
Young Street,  
Peebles,  
Scottish Borders, EH45 8JX



Approx. Gross Internal Area  
1050 Sq Ft - 97.55 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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