



3 Craigerne Crescent, Peebles, Peeblesshire, EH45 9HW
Offers Over £700,000



An exceptionally attractive five-bedroom modern detached home with double integral garage, nestled in a peaceful position within a highly sought-after executive development on the southern edge of the picturesque Borders town of Peebles.



DESCRIPTION:

Built by the renowned Cala Homes in 2002, this substantial home offers well-proportioned accommodation spanning an impressive 3,029 square feet across two levels, carefully designed to provide a comfortable and practical layout perfect for modern family living. Enjoying a fabulous location, conveniently situated near Peebles High School, a short stroll from the vibrant town centre with excellent amenities, and access to the open countryside right at your doorstep, this home is sure to be highly sought after. Early viewing comes highly recommended.

Well-presented with tasteful interiors throughout, the bright and spacious internal accommodation comprises; entrance vestibule opens into a welcoming reception hallway, featuring a convenient under-stair cupboard, fitted storage, a guest cloakroom with WC, and a charming, spindled staircase leading to the upper floor. Positioned at the front is the charming formal sitting room, featuring a large bay window overlooking Craigerne Crescent, and a gas fire with attractive surround that serves as a striking focal point. French doors seamlessly connect this space to the formal dining room. Also accessible from the hallway, the elegant dining room boasts serene views of the rear garden, creating an ideal setting for hosting gatherings with family and friends. Located at the rear, the spacious open plan dining kitchen impresses with its stylish fittings. The kitchen boasts a range of timeless wall and base units, complemented by contrasting worktops with a breakfast bar. A stainless-steel sink unit sits beneath a rear-facing window, and integrated appliances include a double electric oven, cooker hood, dishwasher, and American style fridge freezer. Adjacent, the utility room matches the kitchen's aesthetics and offers space and fittings for a washing machine and tumble dryer, and features an internal door to the garage, and a door to the rear with external ramp providing easy garden access. The dining area flows seamlessly through to the garden room which features external French doors, and combined offers the ideal space for both informal dining and relaxation with enclosed leafy garden views. Finishing off the ground floor layout with a front-facing window is a convenient home study equipped with a fitted storage cupboard, perfect for those who work from home, or could alternatively serve as a sixth bedroom if needed. Up on the first floor is a hallway light and spacious hallway landing giving access to all rooms. The master bedroom boasts a large front-facing bay window, and includes a walk-in wardrobe and a private en-suite bathroom which comprises a fitted vanity storage with WC, wash hand basin, bidet, panelled bath, and a separate shower unit. Adjacent to the master bedroom lies a comfortable guest bedroom with fitted wardrobes and a private en-suite shower room adding convenience and comfort. There are three additional double bedrooms, two with rear-facing windows and one to the front, all boast excellent fitted wardrobes. Completing the layout is the family bathroom, adorned with stylish tiling, comprising a WC, wash hand basin, panelled bath, and a separate shower unit.

OUTSIDE:

Externally, the property is set within generous private garden ground to the front, side, and rear. The large open style front garden is predominantly laid to lawn with mature planted borders. A monobloc driveway provides convenient off-street parking for several vehicles and leads to a double integral garage with twin front facing up and over doors. Accessed via a timber gate to the side, the beautiful rear garden enjoys a large area of lawn bordered by an array of mature plants, shrubs and evergreens which provide bursts of colour throughout the year. There are two paved patio areas providing ample space for both outdoor dining and lounge furniture, perfect for alfresco dining and entertaining, or to simply relax within the beautiful tranquil surroundings. The garden is fully secured and bound by timber fencing.

LOCATION:

The Royal Burgh of Peebles is a thriving market town and the third largest town in the Borders with a population of around 9000. 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 on 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 framed double glazed windows. Telephone with fibre broadband connection.

DEVELOPMENT FACTOR:

The communal areas of the development are managed by Greenbelt Group with an annual factoring charge of around £860.00 payable in 2023/2024.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings (excluding the pendant lights in the dining kitchen, and master bedroom), blinds throughout, and integrated 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 G. Amount payable for year 2024/2025 - £3,566.37. 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 (66) with potential B (84).

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 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.

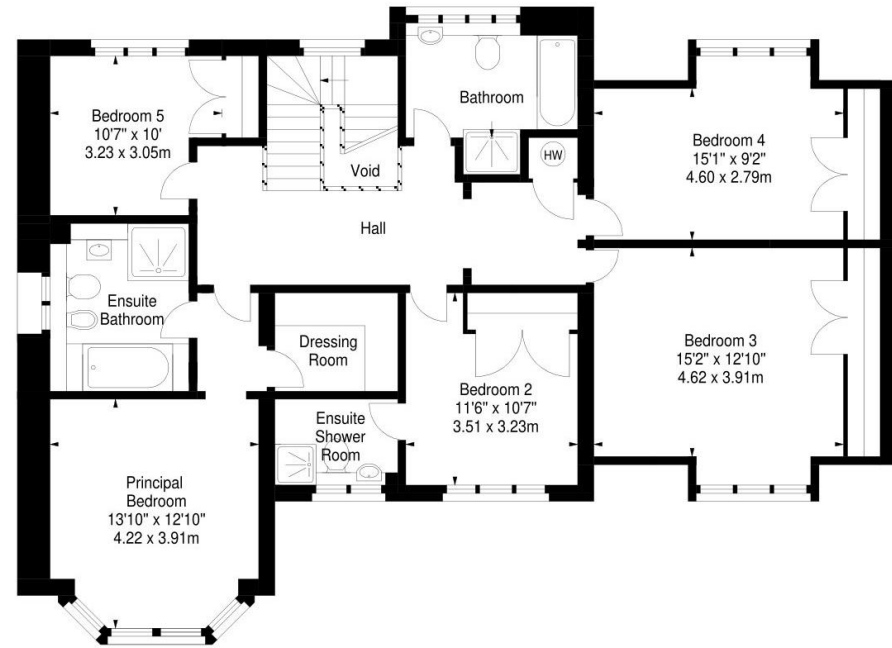
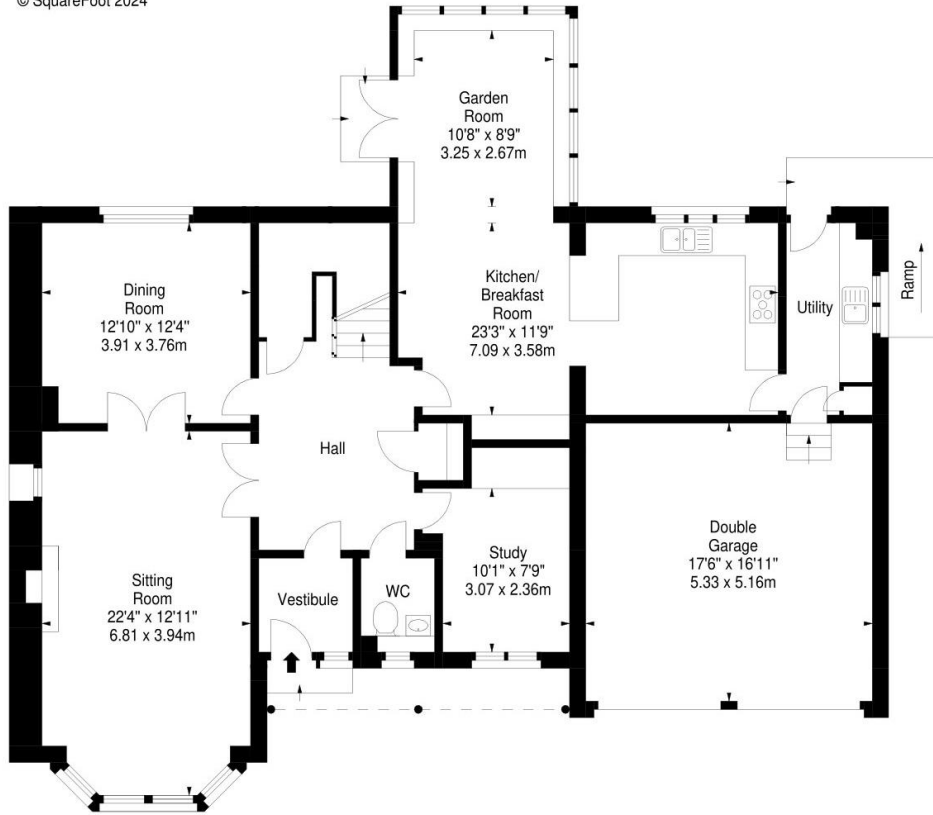
Particulars prepared May 2024.



Craigerne Crescent,
Peebles,
Scottish Borders, EH45 9HW



Approx. Gross Internal Area
3029 Sq Ft - 281.39 Sq M
(Including Double Garage)
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.



10 Northgate, Peebles, EH45 8RS
Tel: 01721 540170 Fax: 01721 520104
Email: mail@jbstateagents.co.uk
www.jbstateagents.co.uk