



Garden House, 34 Northgate, Peebles, Peeblesshire, EH45 8RS  
Offers Over £450,000



Nestled within the charming, picturesque Borders town of Peebles, perfectly and peacefully hidden away within an extremely central location, a truly delightful three-bedroom bungalow, set amidst meticulously maintained private garden grounds.



### DESCRIPTION:

Partially ensconced by ancient walls that whisper tales of yesteryears, this property exudes both tranquillity and a welcoming ambiance, whilst offering comfortable and versatile accommodation totalling an impressive 1,481 square feet. Benefits include a large driveway accommodating several vehicles, a single terraced garage with workshop above offering exciting potential and options of use, and the excellent local amenities the town has to offer right on the doorstep. Despite its idyllic setting, this bungalow enjoys a supremely central location, ensuring effortless access to local amenities, both primary and secondary schooling, and parks with riverside walks right on the doorstep, this beautiful home is sure to appeal to a wide range of buyers with early viewing advised.

Named "Garden House", and exuding a sense of timeless elegance, the bungalow's internal accommodation comprises; a bright and welcoming entrance hallway seamlessly meandering to all accommodation. Flooded with natural light, the sitting room is of a generous size and features front facing patio doors allowing a real sense of indoor-outdoor living, and a charming gas lit log burning stove serving as a focal point. The tastefully updated kitchen is fitted with a good range of wall and base units perfectly incorporating an integrated electric oven, microwave, and a gas hob, whilst space and services are available for a dishwasher, and a fridge freezer. The dining room, which is accessible via the entrance hallway, provides the ideal space for family gatherings and entertaining friends, while also giving access to a wonderful, quality-built conservatory, the most relaxing space to unwind with a morning coffee, or an evening aperitif, surrounded by the luscious, and colourful mature plantings within the private gardens. A useful utility room, accessed from the kitchen, also gives access to a guest WC, generous fitted storage, and a fabulous, sizeable versatile room currently set up as a home study, which could equally be utilised as a fourth bedroom, playroom, or further reception room if required. The utility room also provides easy garden access via a side facing external door. There are three comfortable bedrooms which offer a haven of relaxation, each thoughtfully laid out to provide comfort and privacy. The principal boasts a large rear facing window and plentiful fitted wardrobe space, whilst the additional two bedrooms are of a comfortable size, both enjoying an outlook to the front and benefit from fitted wardrobes. The property further benefits from having a storage loft space accessible via a ceiling hatch with Ramsay ladder within the hallway.

### OUTSIDE:

Externally, the gardens unfold into a vibrant, yet peaceful sanctuary, with manicured lawns, a vast array of mature flower beds and plantings, and several vegetable patches. Historic secluded alcoves, and hidden corners offer secret areas for reflection, whilst ample space and paved areas provide for both outdoor dining and lounge furniture, perfect for alfresco dining, entertaining, and relaxation during the warmer summer months. A shared gravelled driveway leads to a sizeable private driveway allowing private parking for many vehicles. Outbuildings include two timber garden sheds, a greenhouse, and a detached, end terraced single garage benefitting from power and light, with an additional upper floor workshop, a superb space ideal for conversion into a separate home office if required, or to create and design an area of choice.

### 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. Glentworth Forest and its popular mountain biking routes are approximately 4 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. Timber double glazed windows, UPVC conservatory. Telephone and broadband connection available.

#### ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, blinds, 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 F. Amount payable for year 2024/2025 - £2,992.91. 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 (71) with potential B (82).

#### 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."

Particulars prepared June 2024.

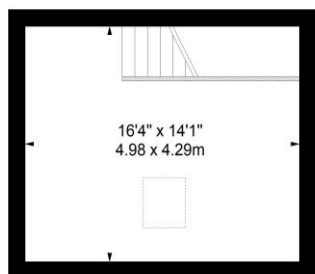




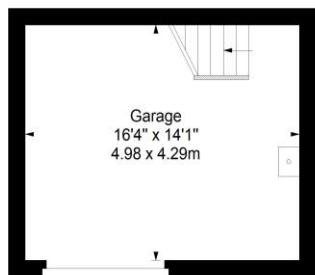
Northgate Garden House,  
Northgate,  
Peebles,  
Scottish Borders, EH45 8RS



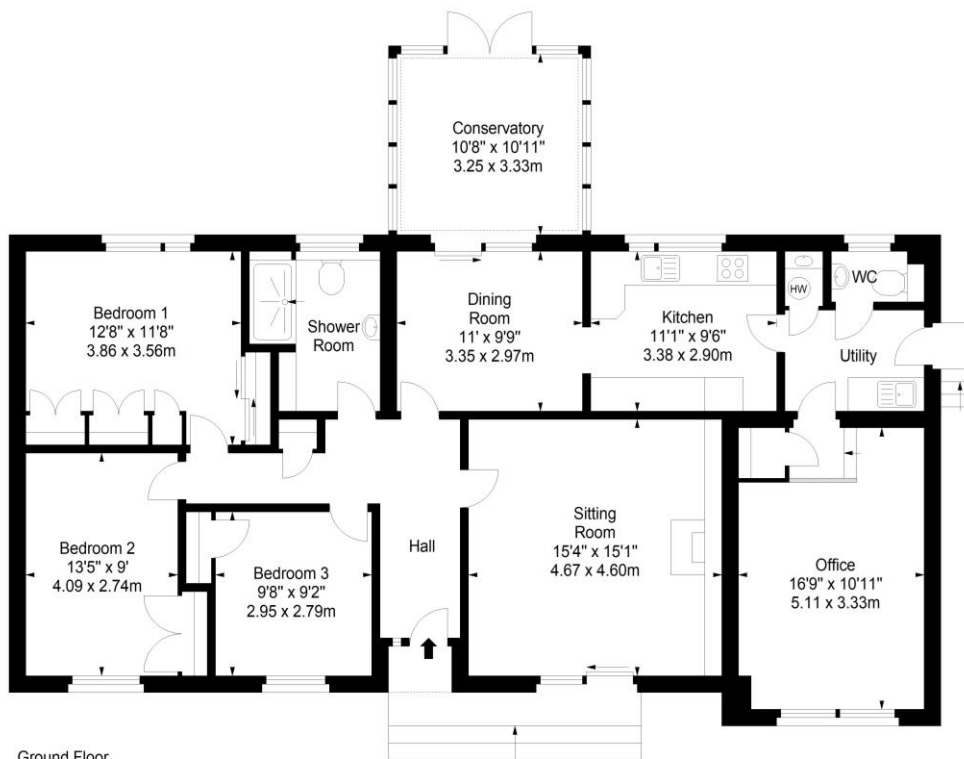
Approx. Gross Internal Area  
1481 Sq Ft - 137.59 Sq M  
Out Building  
Approx. Gross Internal Area  
456 Sq Ft - 42.36 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



First Floor



Ground Floor



Ground 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