



Hillside, 9 Bonnington Road, Peebles, Peeblesshire, EH45 9HF
Offers Over £410,000



A magnificent three-bedroom ground and lower ground floor property, boasting extensive private award-winning gardens, commanding a prominent position within a highly sought-after location in the picturesque Borders town of Peebles.



DESCRIPTION:

Dating back to the late 1800's, "Hillside" forms part of a converted traditional Victorian detached house, offering versatile and comfortable accommodation spanning an impressive 1,492 square feet. Showcasing many original features such as soaring ceilings and ornate cornicing which adds to the charm and character of this magnificent home. Just a leisurely stroll from the vibrant town centre with an excellent range of amenities, easy access to scenic woodland walks, and schooling at both levels nearby, this property is bound to attract attention from a wide range of buyers. Early viewing comes highly recommended.

With a welcoming ambience throughout, the internal accommodation which boast the original grand entrance, comprises; entrance vestibule which features original floor tiles and flows seamlessly into a bright and inviting inner hallway giving access to all ground floor accommodation, and a galleried staircase leading to the lower level. Positioned at the front, the elegant sitting room boasts a dual aspect, including a large bay window overlooking Bonnington Road. This grand yet welcoming space features many original details, such as beautiful ornate cornicing and a stunning fireplace that serves as a real focal point. The remaining ground floor layout offers versatile accommodation currently set up as three extremely comfortable double bedrooms to which all retain individual original features. One located to the front, and two enjoying serene, leafy garden views to the rear. Completing the accommodation on this level is the family bathroom, which includes a WC, wash hand basin, panelled bath with overhead shower, and an opaque side window that bathes the space in natural light. On the lower level, the breakfasting kitchen is fitted with a range of bespoke solid timber wall and base units, complemented by contrasting worktop surfaces and a feature tiled splashback. Space and utilities for a fridge freezer, cooker, washing machine, and dishwasher. An ideal space beneath a rear-facing window accommodates a table and chairs, creating the perfect spot for informal dining while enjoying views of the vibrant private gardens. French doors lead through to a reception room featuring dual aspect windows with views to the side and rear, and an open fire with an attractive surround and hearth. A versatile room which could serve perfectly as a dining room, perfect for gatherings with family and friends, a home study, or a cosy snug family room, offering numerous options for the new owner. Elsewhere on the lower level, there is an external door to the rear providing easy garden access, and a convenient shower room featuring a WC, wash hand basin, and a separate shower unit.

OUTSIDE:

Externally, the property boasts beautiful, well-maintained, award-winning gardens surrounding the front, side, and rear. The front garden features lush lawns bordered by an excellent array of mature plants and shrubbery, while a paved and gravelled driveway offers convenient off-street parking. The front garden is enclosed by original stone walls, iron fencing and gates, and mature hedging. A gravel pathway leads to a timber gate on the side of the property, equipped with a secure entry call system to ensure both security and privacy, which gives access to the rear garden. The "Peebles in Bloom" award-winning rear garden is an extensive private oasis, featuring a fantastic array of vibrant, colourful plantings that provide year-round beauty. A paved patio offers an ideal spot for alfresco dining, surrounded by the lush greenery of a secluded lawn. This enchanting garden space combines aesthetic appeal with functionality, creating a serene and picturesque environment perfect for relaxation and outdoor gatherings.

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 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 single glazed, and UPVC and timber double glazed windows. Telephone and broadband connection available. Burglar alarm system.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, blinds, curtains, 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 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 (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.

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:

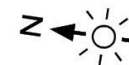
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified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

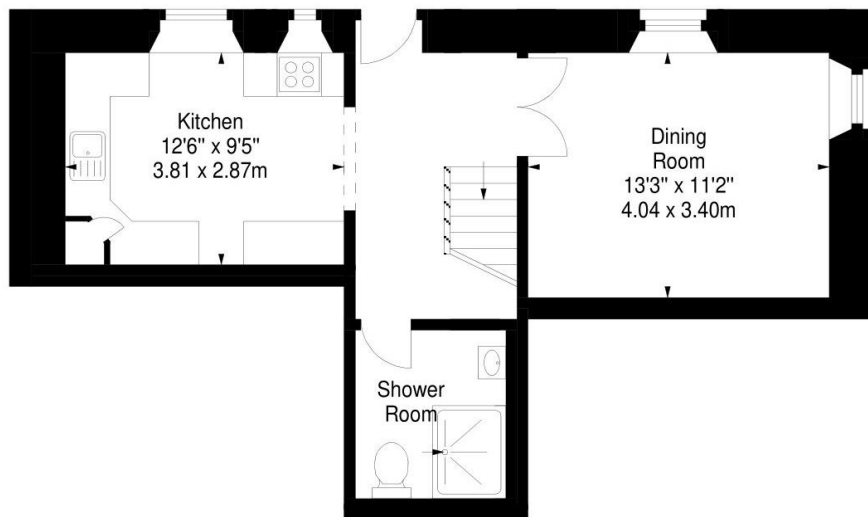




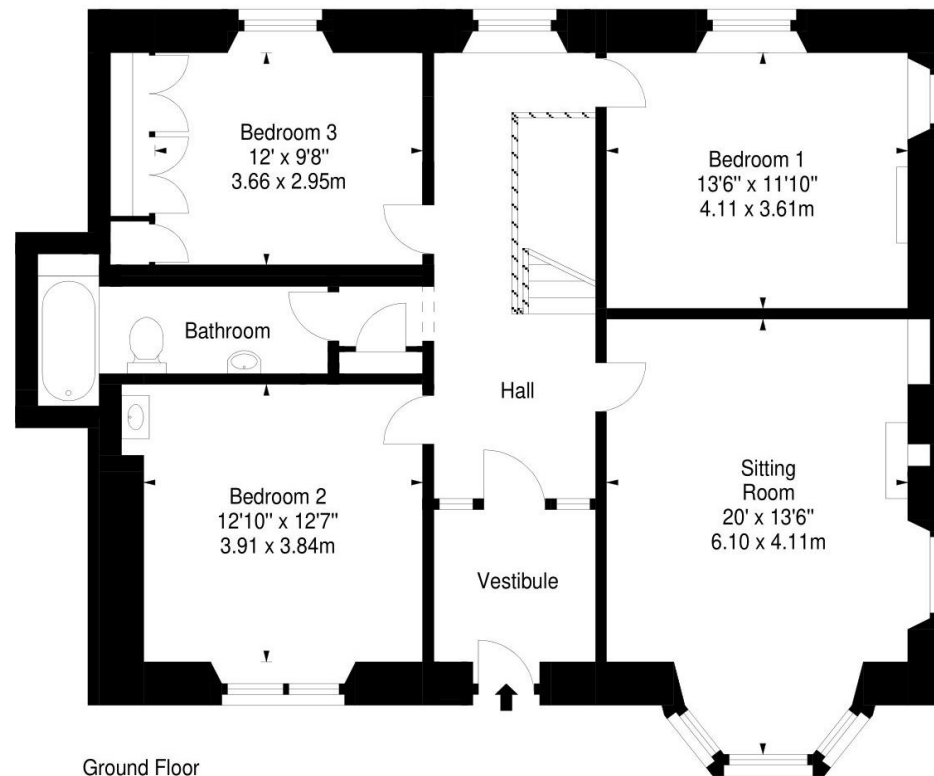
Hillside,
Bonnington Road,
Peebles,
Scottish Borders, EH45 9HF



Approx. Gross Internal Area
1492 Sq Ft - 138.61 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Lower 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.



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