



“Halmyre” 16 The Meadows, Peebles, EH45 9HZ
Offers Over £560,000



A fabulous, detached bungalow with detached single garage occupying a peaceful setting within an established residential area of the picturesque Borders town of Peebles.



DESCRIPTION:

This delightful and unique property features a self-contained wing with private access making it perfect as a family home with the adaptability to provide an annexe for elderly relatives requiring a little extra support whilst maintaining independence, separate accommodation for older children who require their own space, or even to rent out to provide an additional income subject to the necessary consents. The property provides well-proportioned accommodation totalling an impressive 1,939 square feet and boasts of beautifully maintained private gardens to the front and rear. With both primary and secondary schooling within walking distance, fantastic parks, and riverside walks on the doorstep, this property is sure to prove popular and early viewing comes highly advised to fully appreciate the accommodation on offer.

Presented in immaculate condition throughout, the versatile internal accommodation comprises; entrance vestibule leading into a welcoming inner hallway with generous fitted storage space and a guest cloakroom with WC. Positioned to the front with a large window overlooking the pretty front garden, the sitting room is of a generous size and features a multi-fuel burning stove giving the room a real focal point. Open to the sitting room is the formal dining area which provides the perfect space for entertaining family and friends whilst also allowing access into a lovely relaxing conservatory positioned to the rear offering delightful views over the rear garden. The stylish kitchen is fitted with an excellent range of modern wall and base units with contrasting worktop surfaces incorporating a stainless-steel sink unit positioned below a rear facing window. Integrated appliances include a gas hob, extractor hood, an eye level double electric oven, washing machine, dishwasher, and a fridge freezer. The kitchen benefits from further storage space with excellent fitted cupboards and allows ample space for a table and chairs ideal for informal dining. There are two bedrooms positioned to the front in this part of the property to which one is a spacious single with built in storage currently used as a home study, whilst the other is a comfortable double which features fitted walk-in wardrobes. Completing the accommodation in the original property is a bathroom incorporating a WC, panelled bath with mixer style shower tap, and a separate corner shower unit. An internal doorway from the main hallway provided access into the extended part of the property and leads straight into a kitchen fitted with a range of wall and base units with matching worktops incorporating a sink unit positioned below a side facing window. Space and services are provided for a cooker, washing machine, and an undercounter fridge freezer. Adjacent to the kitchen is a bright, airy, and relaxing sitting room which features an external door allowing direct access out to the rear garden. There are two comfortable double bedrooms, one of which is fitted with generous wardrobes whilst both enjoy views over the colourful private gardens via side facing windows filling these rooms with natural light. The accommodation of this fantastic property is completed by a further bathroom incorporating a WC, wash hand basin, panelled bath, and a separate shower unit.

OUTSIDE:

Externally; the property enjoys private garden grounds to the front side and rear. The open style front garden has an area laid to decorative chips and areas planted with mature shrubbery. A paved driveway to the side of the property provides off street parking and least to a single detached garage. The beautifully maintained private rear garden enjoys an area laid to lawn, bordered by an array of mature planting and shrubbery providing bursts of colour throughout the year. A large Paved patio area provides the perfect space for alfresco dining and entertaining in the summer months, or a spot to simply relax with an aperitif enjoying this fabulous south facing garden. There is a greenhouse for those with green fingers, a timber potting shed, and the garden is fully bound and enclosed by timber fencing and hedging.

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:

Main's water and drainage. Main's electricity. Gas fired central heating. Mixture of UPVC and timber framed double glazed windows. Telephone and fibre broadband connection. Please note, the annex is billed separately for services including Mains gas central heating, and Mains electricity.

ITEMS TO BE INCLUDED:

All fitted floor coverings, blinds and light fittings throughout the property, and the kitchen appliances within the annex will be included in the sale.

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 D (65) with potential C (80).

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.



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:

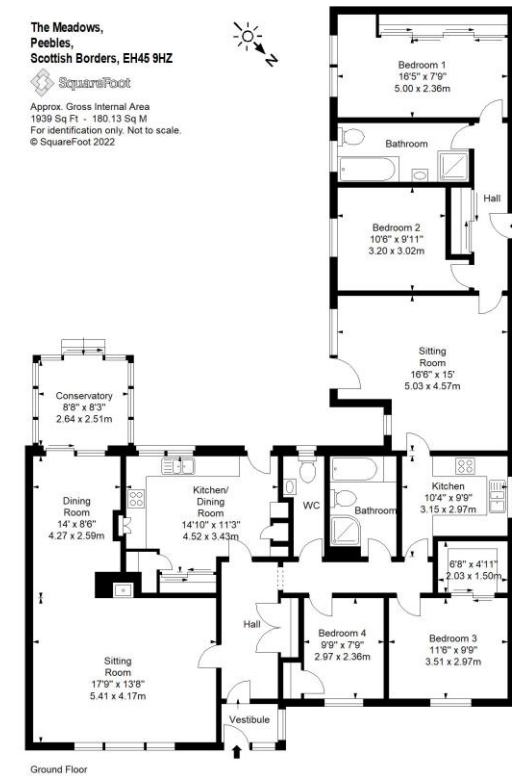
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified 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 September 2022.

The Meadows,
Peebles,
Scottish Borders, EH45 9HZ

SquareFoot

Approx. Gross Internal Area
1938 Sq Ft - 180.13 Sq M
For identification only. Not to scale.
© SquareFoot 2022



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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