



Grange Villa, Frankscroft, Peebles, Peeblesshire, EH45 9DX  
Offers Over £700,000



A magnificent, traditional stone-built detached family home with detached garage, nestled within expansive private gardens, occupying a charming corner position within a highly sought-after location in the picturesque Borders town of Peebles.



#### DESCRIPTION:

Dating back to the late 1800's, "Grange Villa" seamlessly combines period charm with tasteful, stylish contemporary upgrades offering comfortable accommodation spanning an impressive 1988 square feet, perfect for modern family living. Just a leisurely stroll from the vibrant town centre with an excellent range of amenities, easy access to scenic woodland walks, and nearby schooling at both primary and secondary levels, this property is sure to attract a wide range of buyers. Early viewing comes highly recommended.

Beautifully presented with stylish interiors and a welcoming ambience throughout, the internal accommodation comprises; entrance vestibule flowing seamlessly into a grand and inviting inner hallway with original spindled staircase leading to the upper level, cleverly incorporating useful storage space below. Positioned to the front, the elegant sitting room boasts dual aspect windows providing a wonderful outlook, whilst many original details, such as beautiful ornate cornicing and a stunning fireplace housing a wood burning stove, serves as a real feature focal point. The heart of this home is undeniably the wonderful open-plan dining kitchen which perfectly blends those traditional features with modern upgrades. Located to the rear, the kitchen is fitted with an excellent array of shaker style wall and base units with granite surfaces incorporating a Belfast sink unit, Range Master cooker, and an American fridge freezer, wine cooler, and a dishwasher. Additionally, a fabulous centre island in matching units provides further storage, whilst offering seating for informal dining. The elegant dining room, with a large front facing bay window, features a beautiful marble fireplace with a further wood burning stove, detailed coving, and sets the perfect scene for family gatherings and entertaining friends. Set to the rear overlooking the gardens is a versatile room, currently used as a home study but could equally serve as a fourth bedroom if required. Elsewhere on the ground floor, is a separate utility room, a ground floor WC, and rear hallway giving easy garden access. On the upper level is a spacious hallway landing allowing access to all first-floor accommodation, and a useful storage cupboard. Boasting front facing views over the Tweed Valley countryside beyond, the principal bedroom features a well-appointed private, contemporary ensuite bathroom with a separate shower unit, and separate dressing room with Velux window allowing in natural light. There are two additional comfortable double bedrooms: one at the front, offering wonderful open views, and the other at the rear, featuring a side-facing window overlooking the leafy green surroundings. Set to the rear, and completing the accommodation is the stylish family shower room incorporating a WC, floating vanity unit with wash hand basin, a large shower unit, and a Velux window bathing the space in natural light.

#### OUTSIDE:

Externally, the property benefits from generous private gardens wrapping around the property which allows sunlight throughout the day, and into evening. The front garden features well-maintained lawns bordered by an array of mature plantings, divided by a chipped pathway leading to the front door. Extended to each side, the chipped pathway flows perfectly round to the rear garden which boasts large areas of lush lawn, complemented by a variety of mature trees, shrubbery, and greenery, not only providing pleasant surroundings, but also ensuring privacy. There is a charming patio area ideal for alfresco dining during the warmer summer months, and a private driveway providing convenient off-street parking, also giving access to the detached garage.

#### 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 including 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. Mixture of timber and UPVC double glazed windows. Telephone and broadband connection available.

#### ITEMS TO BE INCLUDED:

All fitted floor coverings, light fittings, blinds, and integrated kitchen appliances are to be included in the sale. All curtains throughout are excluded from 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 (57) with potential C (79).

#### 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 July 2024.

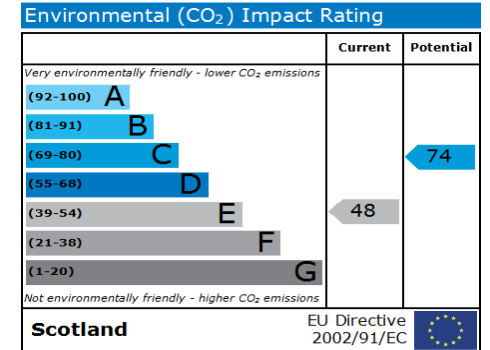
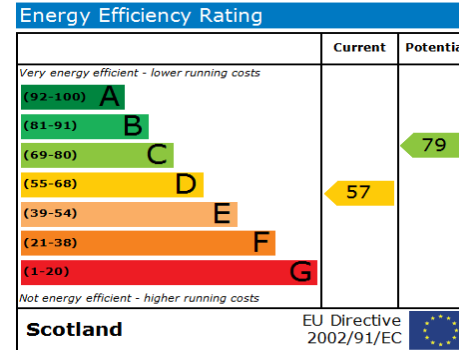




**Grange Villa,  
Frankscroft,  
Peebles,  
Scottish Borders, EH45 9DX**



Approx. Gross Internal Area  
1988 Sq Ft - 184.69 Sq M  
Garage  
Approx. Gross Internal Area  
168 Sq Ft - 15.61 Sq M  
For identification only. Not to scale.  
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**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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