



Oaklea, 12 Crossland Crescent, Peebles, Peeblesshire, EH45 8LF
Offers Over £530,000



An exceptionally attractive, semi-detached four-bedroom Victorian family home centrally yet peacefully situated within the conservation area in the picturesque Borders town of Peebles.



DESCRIPTION:

Built in the late 1800's "Oaklea" seamlessly blends traditional features with contemporary upgrades, tastefully decorated with stylish interiors offering 1,595 square feet of comfortable accommodation with a layout perfect for modern family living. Boasting a central location just a short stroll from the vibrant High Street and excellent amenities, and schooling at both levels within walking distance, We are sure this lovely house will prove extremely popular, with early viewing highly recommended to appreciate the location and the accommodation on offer.

Beautifully presented throughout, the internal accommodation comprises; an entrance porch that opens into a welcoming hallway which features a guest WC and an attractive spindled staircase leading to the upper floor. Full of charm and elegance, with twin windows overlooking the front garden, the relaxing sitting room boasts soaring ceilings complimented by original corning, whilst a recessed log-burning stove fireplace serves as a real warming focal point. Located towards the rear of the property is the fabulous, open-plan, kitchen, dining, and family area which features twin patio doors not only flooding the space with natural light, but allowing views and access over the luscious, leafy green rear garden. The thoughtfully designed kitchen is fitted with an excellent array of stylish wall and base units finished with Corian worktop surfaces incorporating a concealed stainless-steel sink unit. Quality integrated appliances include a dishwasher, eye-level double electric oven, gas hob, and a cooker hood. Open to the kitchen space, the dining nook features a fitted seating bench with ample space for a table and further seating, offering the perfect space for family gatherings and entertaining. Flowing seamlessly from the kitchen area, currently set up as a family room, is an additional reception space that is versatile and can be used in a variety of ways, which beautifully features an exposed stone wall. Elsewhere on the ground floor is a separate home office with external access perfect for those working from home, a comfortable single bedroom with rear views, and a useful utility room with space for a washing machine and tumble dryer, whilst an external door offers easy garden access. Up on the first floor, there's a bright and airy hallway landing illuminated by a roof skylight, bathing the space in natural light. There are three comfortable bedrooms on this level, two spacious doubles, one at the front and the other at the rear, along with a comfortable single bedroom, also located at the front. Completing the accommodation of this magnificent home is the stylish family bathroom, which incorporates a WC, wash hand basin, panelled bath with a wall-mounted tap, corner shower enclosure, chrome heated towel rail, and an opaque window to the rear.

OUTSIDE:

Externally, there are charming, well-maintained private gardens to the front, side and rear of the property. The front and side gardens enjoy a large area of lawn complemented by mature flower beds and shrub borders, bounded by original stone walling, whilst a monobloc driveway offers convenient off-street parking. A paved pathway and side gate allow access to the rear garden where there is a further area of lawn surrounded by raised bedding area filled with a fabulous array of mature plantings. Mature trees provide an essence of privacy, whilst a paved patio area offers the ideal spot for alfresco dining and entertaining during the warmer summer months. The rear garden is fully enclosed by both timber fencing and stone walling.

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. Timber double-glazed sash and casement windows, PVC double-glazed windows and timber double-glazed windows. Telephone and FTTP broadband connection.

CONSERVATION AREA AND LISTED BUILDING:

The property is located within the Peebles Town Conservation area. The property is not listed.

ITEMS TO BE INCLUDED:

All fitted floor coverings, light fittings, blinds, shutters, curtain rails, and integrated kitchen appliances are to be included in the sale of the property. Additionally, the washing machine in the utility room will also be included. The Murphy bed and fitted shelving in the ground-floor bedroom (bedroom four) will be part of the sale, along with the wardrobes in all the first-floor bedrooms.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes, this property has been assessed as band category F. Amount payable for the 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 D (68) 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." 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 August 2024.



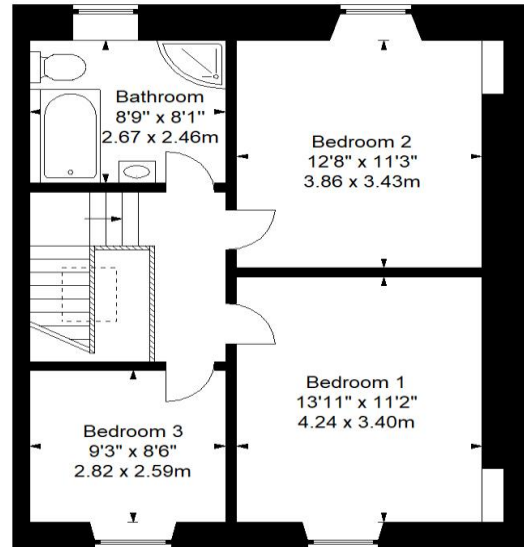
**Crossland Crescent,
Peebles,
Scottish Borders, EH45 8LF**



Approx. Gross Internal Area
1595 Sq Ft - 148.18 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



First Floor



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
68	82	61	78

Scotland EU Directive 2002/91/EC

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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