



5 Manor Way, Peebles, Peeblesshire, EH45 9SR
Offers Over £390,000



Occupying a fantastic position within a desirable modern development, a fabulous, four-bedroom detached family home with a single integral garage, set on the southern side of the picturesque Borders town of Peebles.



DESCRIPTION:

Tastefully presented with immaculate stylish interiors, this property offers comfortable accommodation totalling 1427 square feet spanning two levels including a wonderful open-plan dining kitchen perfectly designed for modern family living. Enhanced with PV solar panels for eco-friendly cost-effective energy, conveniently located just a short walk from the vibrant town centre, schools, and open access to the stunning surrounding countryside, early viewing comes highly recommended.

Boasting beautiful contemporary decors throughout, the internal accommodation comprises; a bright and inviting entrance hallway featuring a staircase leading to the upper floor, seamlessly incorporating a practical storage cupboard below, and oak LVT flooring that flows seamlessly throughout the ground floor. Bathed in natural light from dual aspect windows to the front and side, the magnificent sitting room boasts a leafy outlook over the surrounding hills and countryside, and provides the perfect space for both relaxing, and coming together with the family. The open-plan dining kitchen showcases contemporary wall and base units, beautifully contrasted by stylish natural quartz stone worktops, and comes fully equipped with integrated appliances such as an electric oven, gas hob, cooker hood, dishwasher, and fridge freezer. The dining area is ideally situated, with rear-facing French doors that open onto the private garden, not only providing a charming setting for family meals but also creating an ideal space for entertaining guests. Next to the kitchen is a convenient utility room with matching fitted units and worktops with provisions for a washing machine and tumble dryer. The utility room also offers access to a guest cloakroom with a WC, as well as an external door leading out to the rear. Upstairs, the hallway landing gives access to all rooms, a linen cupboard, and a loft access hatch. With a fabulous focal mural wall, the master bedroom is an elegant space with dual aspect windows offering stunning views, and features generous fitted wardrobes, and a private en-suite shower room. There are three additional spacious double bedrooms, two of which share a convenient Jack and Jill en-suite shower room and are equipped with fitted wardrobes, adding both comfort and functionality. The accommodation is completed by the family bathroom that features a WC, wash hand basin, a panelled bath, and a rear-facing opaque window.

OUTSIDE:

Externally, the property enjoys private gardens to both the front and rear. The front garden has an area of lush lawn with maturing shrubbery, and a tarmac driveway that leads to the single integral garage with power and light. A paved pathway and timber gate to the side leads round to the private south facing rear garden. Enclosed by charming stone walls and timber fencing, the rear garden features lush green lawns and a paved patio, creating an ideal space for alfresco dining and relaxation during the warmer summer months.

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 electricity. PV solar panels. Mains gas-fired central heating. Mains water and drainage. Telephone and broadband connection. UPVC double-glazed windows.

ITEMS TO BE INCLUDED:

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

DEVELOPMENT FACTOR:

The communal areas of the development are managed by Hacking and Paterson with an annual factoring charge of £75.00 payable in 2023/2024.

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 B (83) with potential B (83).

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 March 2024.



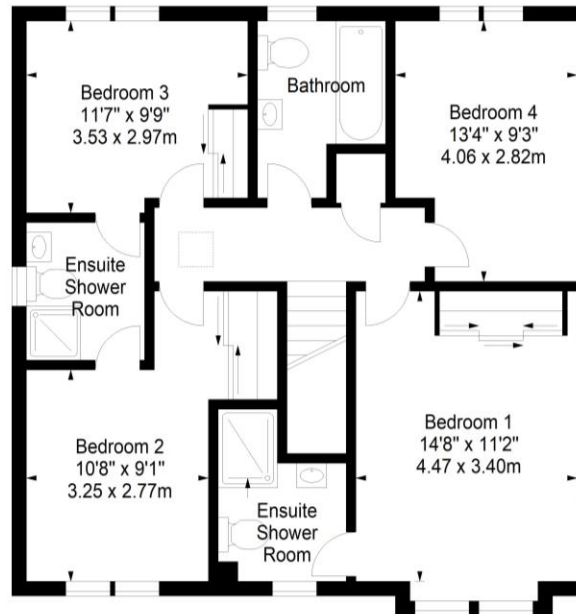
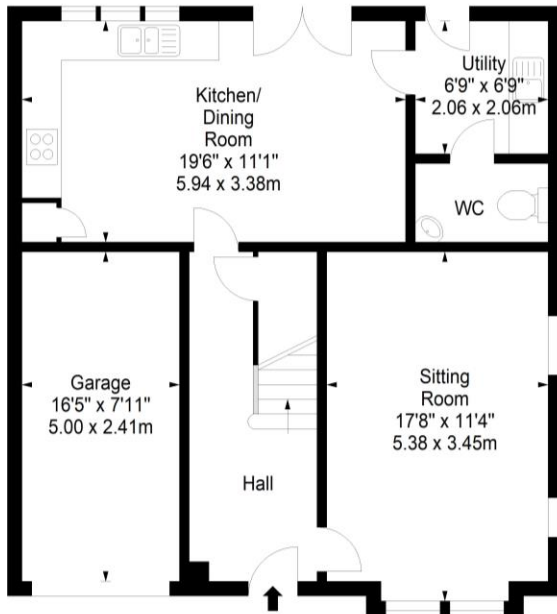
Manor Way,
Peebles,
Scottish Borders, EH45 9SR



Approx. Gross Internal Area
1427 Sq Ft - 132.57 Sq M

Garage
Approx. Gross Internal Area
134 Sq Ft - 12.45 Sq M

For identification only. Not to scale.
© SquareFoot 2024



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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