



4 Bellfield Drive, Eddleston, Peebles, Peeblesshire, EH45 8RG
Offers Over £390,000



Peacefully perched upon an elevated position, a fantastic four-bedroom detached family home with double integral garage set within wonderful private garden grounds located in the picturesque Borders village of Eddleston.



DESCRIPTION:

Constructed in the late 1980's, this delightful property offers a well-proportioned 1,662 square feet of comfortable accommodation thoughtfully arranged across two levels, including the integral garage. With an open countryside setting to the rear, fabulous views to the front, an excellent location a mere a five miles north of Peebles, and access to the wonderful open countryside and cycle paths on the doorstep, this property is bound to attract attention. Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

With beautiful surroundings, accessed via an external arched porch, the internal accommodation comprises; an entrance vestibule opens into an inviting inner hallway, where an ascending staircase leads to a warm and welcoming upper hallway. The relaxing sitting room, with its large front-facing window that beautifully frames lush, leafy views of the distant hills, and is an inviting, spacious room bathed in an abundance of natural light. The open-plan dining kitchen, seamlessly accessible from the sitting room and hallway, with the dining area effortlessly creating an ideal setting for unwinding and hosting guests with rear garden views via Patio doors. The kitchen is fitted with a range of wall and base units incorporating thoughtful storage solutions, complemented by laminated worktop surfaces with a stainless-steel sink beneath a rear-facing window, and offers space and provisions for a cooker, dishwasher, and undercounter fridge. The principal bedroom, offering a tranquil view of mature trees to the rear, boasts ample fitted storage and an upgraded, private en-suite shower room for added convenience. Additionally, there are two more comfortable bedrooms, both featuring magnificent front-facing views and the convenience of fitted wardrobes. Completing the accommodation on this level is the upgraded family bathroom, which includes a WC, washbasin, and a panelled bath with an overhead shower. A second stairwell from the upper hallway descends to a lower ground level, where a hallway leads to a versatile and comfortable bedroom, or potential home office, naturally lit by a rear-facing window. This level also features a practical utility room equipped for a washing machine and tumble dryer, with a drying pulley, and access to both the double integral garage, and the private rear garden through an external side door.

OUTSIDE:

Externally; the generous private garden is a lush haven filled with mature plantings and trees, including a small pond, a timber pergola, and a wild woodland area with a timber play shed perfect for exploring. A monobloc terrace offers an ideal space for alfresco dining and entertaining, while a lower ground area, laid with chippings, features a drying area and a timber shed. The property also includes a private driveway at the front, accommodating four vehicles and leading to the double integral garage.

LOCATION:

Eddleston is a charming conservation village within easy commuting distance of Edinburgh and the city bypass. There is a thriving local community with a parish church and a village hall which provides a variety of clubs and activities for all ages. The village is connected to Peebles, Glentress and the Tweed Valley by a new off-road multi-use cycling and walking path, opened in 2023 and currently being extended to the north. Set in the heart of Eddleston is the highly regarded Horseshoe Inn which offers a restaurant, luxury rooms, and a bar. Leisure facilities, including a gym and swimming pool are available at the nearby Barony Castle Hotel which also offers fine dining and a lounge bar. The historic market town of Peebles is located just a ten-minute drive south of Eddleston and offers an excellent array of amenities including banks, post office, restaurants, pubs, independent shops, and well-known High-Street stores, as well as schooling at both primary and secondary levels. The local area is particularly well served for recreational activities with fantastic walking and cycling routes, golf courses, fishing, and mountain biking facilities at Glentress all within easy reach. A regular bus service runs through the village to and from Edinburgh and to neighbouring towns including Galashiels.





SERVICES:

Mains water and drainage. Mains electricity. LPG gas central heating. Timber double-glazed windows. Telephone and FTTP broadband available.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, blinds, and curtains are to be included in the sale of the property. Kitchen appliances may be available under separate negotiation.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category G. Amount payable for year 2024/2025 - £3,556.67. 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 (69) 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." 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.

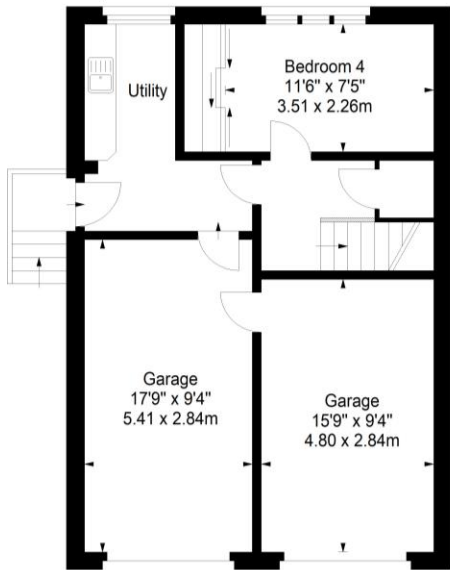
Particulars prepared August 2024.



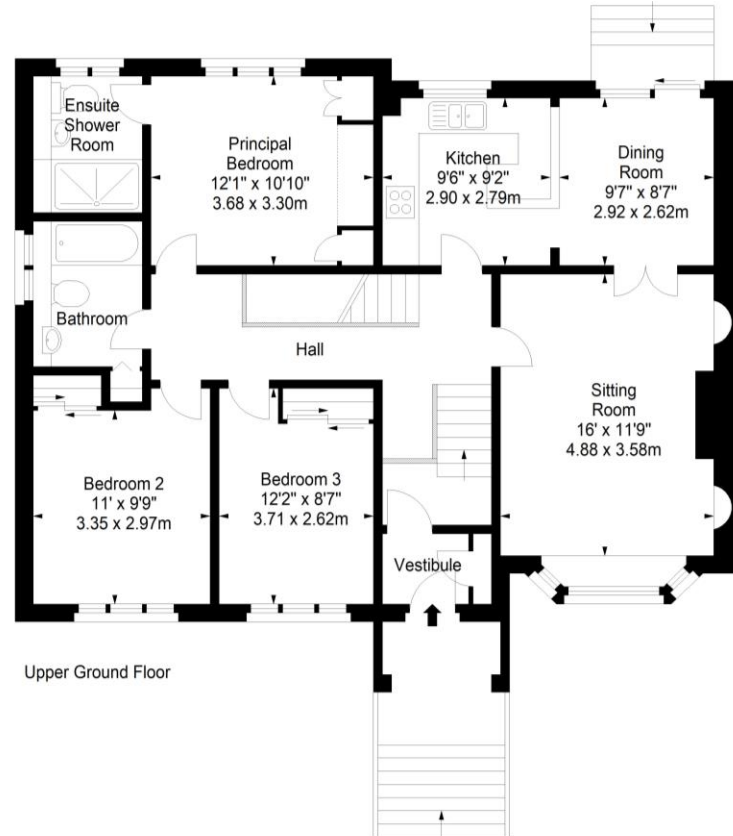
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Eddleston,
Peebles,
Scottish Borders, EH45 8RG



Approx. Gross Internal Area
1662 Sq Ft - 154.40 Sq M
(Including Garages)
For identification only. Not to scale.
© SquareFoot 2024



Lower Ground Floor



Upper 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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