



35 Eliots Park, Peebles, Peeblesshire, EH45 8HB  
Offers Over £270,000





A delightfully spacious three-bedroom semi-detached family home occupying an elevated position with generous private garden grounds situated within an established residential area in the picturesque Borders town of Peebles.



#### DESCRIPTION:

Built in the 1920s, the property has been thoughtfully remodelled, upgraded, and extended, offering comfortable accommodation spanning 1150 square feet across two spacious floors. Benefits include a fabulous open-plan living space perfect for modern family living, stylish interiors, fantastic garden office, schooling within walking distance, and easy access to the beautiful open countryside on the doorstep, this property is sure to appeal to a wide range of buyers and early viewing comes highly recommended.

Well-presented with stylish décor throughout, the internal accommodation comprises; a welcoming entrance hallway featuring a staircase leading to the upper floor, and a useful built in cupboard offering essential storage space. At the front of the home, the sitting room boasts a window with leafy green view's and features an elegant electric fireplace, creating a cosy and inviting focal point. Glazed French doors open gracefully into the stunning open-plan dining kitchen. The kitchen is equipped with a selection of contemporary wall and base units and offers space and utilities for a Range Master gas cooker and an American-style fridge freezer, complemented by an integrated washing machine. The dining area includes a built-in breakfast bar and ample room for a dining table and chairs, whilst French doors, a rear-facing window, and two skylights flood the space with natural light. Elsewhere on the ground floor is a comfortable double bedroom, and a modern shower room, both enjoy natural light via side facing windows. Up on the first floor, there is a hallway landing, a useful storage cupboard, and an access hatch to the loft space. The principal bedroom is of an extremely generous size boasting of a dual aspect with windows to the front and rear. There is a further comfortable bedroom with views to the rear, whilst completing the accommodation is an extremely spacious contemporary family bathroom which benefits from a large storage cupboard, and a side facing opaque window.

#### OUTSIDE:

Externally, The property boasts spacious private garden grounds to the front, side, and rear. The generously sized front garden features a section laid to lawn, areas of mature planting, a paved patio, and a private driveway offering convenient off-street parking. The private, enclosed, southwest-facing rear garden features a section of lawn and a paved patio area ideal for relaxing. A fully insulated timber garden office, equipped with power, light, and water supply, currently serves as a salon but offers versatile uses with limitless possibilities. Additionally, a paved section along the side of the property provides an extra patio space, perfect for alfresco dining in the warmer months. The garden is enclosed by a combination of timber fencing and mature 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 Gyttes 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:**

Mains water and drainage. Mains electricity. Gas fired central heating. UPVC double glazed windows. Telephone and broadband connection.

**ITEMS TO BE INCLUDED:**

All fitted floor coverings, fitted light fittings (excluding the principal bedroom), blinds, integrated kitchen appliances, and the Rangemaster cooker will be included in the sale in the sale of the property.

**COUNCIL TAX AND LOCAL AUTHORITY:**

For Council Tax purposes this property has been assessed as band category C, with an annual charge of £1,691.11 payable for the year 2024/2025. 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 (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:**

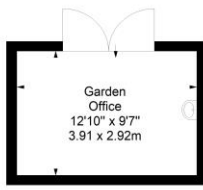
A closing date may be fixed, however, there is no requirement for the seller to fix a closing date when more than one interest is noted. JBM Estate Agents is entitled to accept their client's instructions to accept an incoming offer without having a closing date and without giving other parties who may 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.

**IMPORTANT NOTE:**

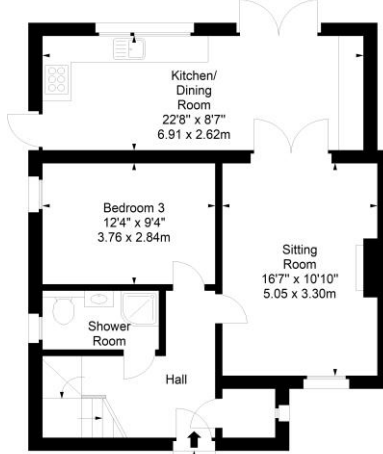
Formal offers should be submitted to the Selling Agents in Scottish legal form: JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. Telephone: 01721 540170, Fax 01721 520104. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice 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:**

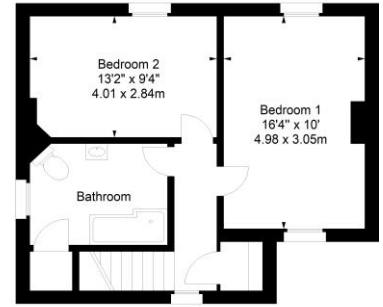
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified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



Ground Floor



Ground Floor



First Floor

Elliots Park,  
Peebles,  
Scottish Borders, EH45 8HB



Approx. Gross Internal Area  
1150 Sq Ft - 106.84 Sq M  
Garden Office  
Approx. Gross Internal Area  
121 Sq Ft - 11.24 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>	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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