



19 Bellfield Road, Eddleston, Peeblesshire, EH45 8QR
Offers Over £160,000



A delightfully spacious three-bedroom main door first floor flat with a large private garden area occupying an elevated position and a peaceful setting located in the wonderful Borders village of Eddleston.



DESCRIPTION:

Built in the 1950's, the property has been fully decorated throughout offering stylish interiors and provides a comfortable layout with accommodation spanning a generous 873 square feet. With fabulous countryside views, an excellent location five miles north of Peebles, and access to the open countryside and cycle paths on the doorstep, this flat is sure to prove popular appealing to range of buyers. Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

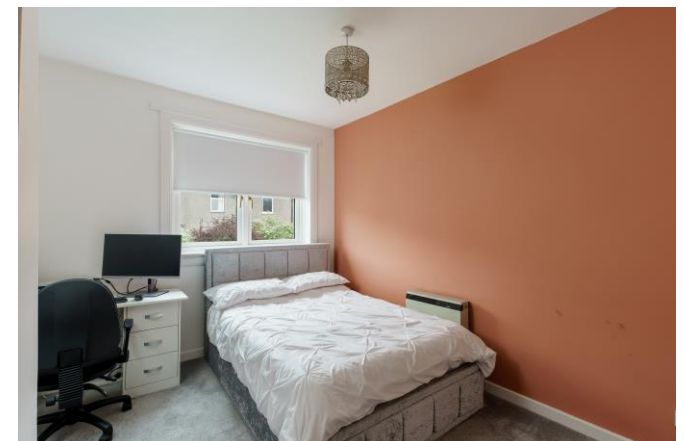
Accessed via an internal shared hallway and stairwell, the well-presented internal accommodation comprises; welcoming entrance hallway providing access to all areas and featuring three convenient storage cupboards. The sitting room boasts a large rear-facing window that floods the space with natural light and offers magnificent countryside views, creating a truly relaxing atmosphere. Adjacent to the sitting room and also positioned at the rear is the kitchen, equipped with a range of wall and base units complemented by contrasting worktop surfaces and a stainless-steel sink unit. The kitchen provides space for a washing machine, cooker, and fridge freezer. There are three comfortable double bedrooms, all featuring rear-facing windows overlooking Bellfield Road. Two of the bedrooms also benefit from fitted storage cupboards. Completing the accommodation is the lovely and bright family bathroom which incorporates a WC, wash hand basin, a panelled bath with electric shower over, and a rear facing opaque window. The property benefits from having an extremely generous loft space which has been partially floored and is easily accessible via a ceiling hatch with a Ramsey ladder within the hallway.

OUTSIDE:

Externally; the rear of the property features an extensive area of private garden primarily laid to lawn, with a fantastic array of mature flower, shrub, and tree plantings. There are several options to create seating areas to relax and enjoy the beautiful surroundings and countryside views. Additionally, the current owner leases a garage plot from the Scottish Borders Housing Association, which can be transferred to the new owners. The plot currently has a timber garage, which is available under separate negotiation.

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 newly opened off-road multi-use cycling and walking path, which is currently being extended to the north. Set in the heart of the 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 five miles south 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. Electric heating. Triple glazed UPVC windows throughout. Telephone and broadband connection.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, blinds, and the cooker will be included in the sale of the property. The fridge freezer is available to purchase under separate negotiation.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category A. Amount payable for year 2024/2025 - £1,268.33. 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 (70) with potential C (77).

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:

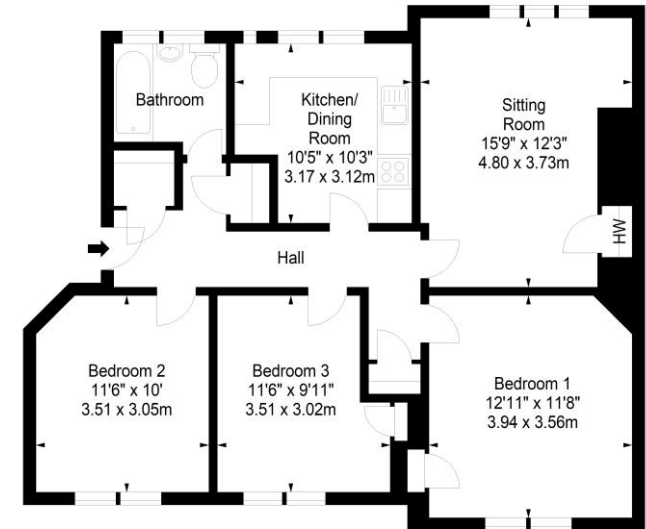
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified 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 May 2024.

Bellfield Road,
Eddleston,
Peebles,
Scottish Borders, EH45 8QR



Approx. Gross Internal Area
873 Sq Ft - 81.10 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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