



12 The Glebe, Eddleston, Peebles, Peeblesshire, EH45 8PA
Offers Over £230,000



A charming three-bedroom mid-terraced house, nestled in a tranquil setting within a well-established and sought-after residential area in the scenic Borders village of Eddleston.



DESCRIPTION:

Built in the 1990s and presented in excellent decorative condition throughout, the property offers well-proportioned accommodation spanning a comfortable 968 square feet including a fantastic attic room, which with the appropriate planning consents, has the potential to be converted into additional living space. With an excellent array of amenities in nearby Peebles, access to the open countryside and cycle paths on the doorstep, this house is sure to prove popular appealing to range of buyers. Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

The light and spacious internal accommodation comprises; welcoming entrance hallway with staircase cleverly incorporating storage space below. The good sized sitting room provides a relaxing atmosphere, highlighted by a large window overlooking the front garden, while an electric fire with a charming surround adds a cosy focal point, enhancing the room's warmth and appeal. The open-plan kitchen dining area features French doors at the rear, offering both views and direct access to the garden creating a seamless indoor-outdoor flow perfect for family gatherings and entertaining. The kitchen is well-appointed with an excellent range of wall and base units, complemented by contrasting worktop surfaces incorporating a circular stainless steel sink unit thoughtfully positioned beneath a rear-facing window. Integrated appliances include an electric oven, hob, and extractor fan, with ample space and connections for a washing machine, dishwasher, tumble dryer, and fridge freezer. Additionally, the ground floor features a convenient guest cloakroom, complete with a WC and wash hand basin. Up on the first floor, a hallway landing provides access to all rooms and includes two practical storage cupboards for added convenience. The property offers three comfortable bedrooms. The principal bedroom, located at the front, benefits from spacious fitted wardrobes and pleasant views. A second double bedroom at the rear features a built-in wardrobe, while the third bedroom, positioned at the front also features fitted storage, and is ideal as a single bedroom, nursery, or home office, depending on individual needs. Additionally, a ceiling hatch on the upper landing provides access via pull-down ladders to a fantastic fully insulated, floored, and lined attic room, a versatile space equipped with power and light, access to generous eaves storage, and offering a range of potential uses. Completing the accommodation is the family bathroom, which features a WC, wash hand basin, and a panelled bath with an electric shower overhead. A Velux window enhances the space by allowing natural light to fill the room.

OUTSIDE:

Externally; there are private, well-kept, low maintenance garden grounds to the front and rear of the property. The front garden, fully covered in decorative gravel, offers convenient off-street parking and features a paved pathway leading to the property. The rear garden is similarly laid with decorative gravel and is complemented by a timber-decked area, and a paved patio, perfect for alfresco dining or enjoying a relaxing aperitif. It is fully enclosed by timber fencing, which includes a gate providing access to a pathway at the rear of the property.

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 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 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. Electric night storage and panel heating. Timber double glazed windows. Telephone and broadband connection.

ITEMS TO BE INCLUDED:

All fitted floor coverings, blinds (excluding Sitting room), fitted light fittings throughout and integrated appliances will be included 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.

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.

EPC RATING:

The Energy Efficiency Rating for this property is E (41) with potential C (69).

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 September 2024.

The Glebe, Eddleston, Peebles, Scottish Borders, EH45 8PA



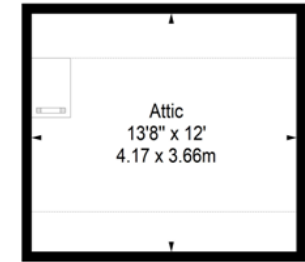
Approx. Gross Internal Area
968 Sq Ft - 89.93 Sq M

Attic

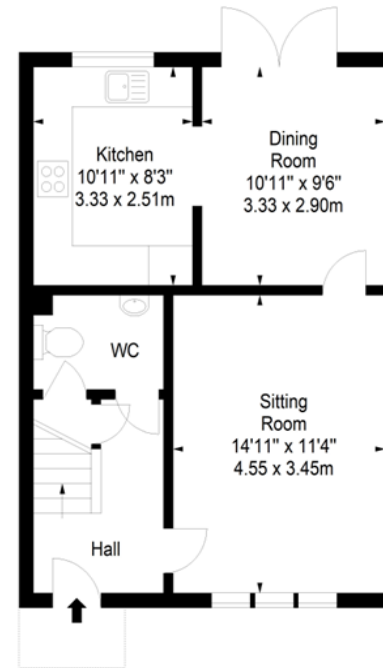
Approx. Gross Internal Area
165 Sq Ft - 15.33 Sq M

For identification only. Not to scale.

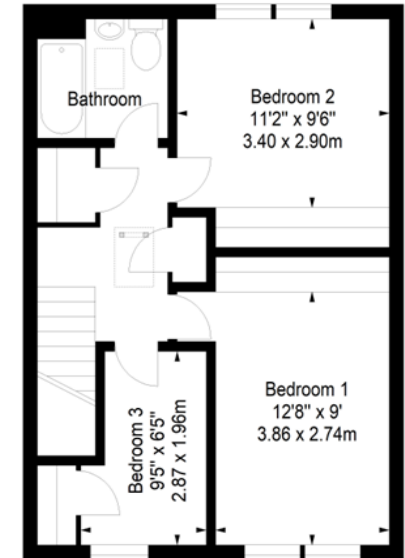
© SquareFoot 2024



Attic



Ground Floor



First 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.



10 Northgate, Peebles, EH45 8RS
Tel: 01721 540170 Fax: 01721 520104
Email: mail@jbstateagents.co.uk
www.jbmstateagents.co.uk