



Waverley, Edinburgh Road, Peebles, Peeblesshire, EH45 8DZ
Offers Over £490,000



An extremely attractive, traditional stone-built four-bedroom detached family home perfectly perched upon an elevated position offering delightful views, located in the heart of the picturesque Borders town of Peebles.



DESCRIPTION:

Dating back to the 1920's, "Waverley" tastefully blends traditional charm with contemporary upgrades whilst offering comfortable accommodation spanning an impressive 2080 square feet. Enjoying well-maintained private gardens, centrally located just a leisurely stroll from the vibrant town centre with an excellent amenities, easy access to scenic woodland walks, and schooling at both primary and secondary levels nearby, this property is sure to attract a wide range of buyers. Early viewing comes highly recommended.

Presented in excellent decorative order throughout with stylish interiors, the internal accommodation comprises; entrance vestibule flowing into an inviting inner hallway through a beautiful stained glass doorway featuring the Peebles Coat of Arms. The sitting room maximizes its elevated position with a front facing bay window that frames fabulous views, whilst an exceptionally elegant gas fireplace, adorned with intricate detailing and complemented by decorative tiling, offers a timeless and sophisticated centrepiece, adding both charm and warmth to the space. Accessible from the sitting room, the large side conservatory boasts lush garden views and French doors leading to a timber deck and private gardens, the ideal spot for an afternoon aperitif. At the rear, the kitchen features beautifully crafted wall and base units with granite surfaces and an undermounted sink. Quality integrated appliances include a Siemens fridge, freezer, microwave, coffee machine, and a Fisher & Paykel two-drawer dishwasher, whilst a striking French Lacanche Range cooker takes centre stage. A stable door provides side garden access, while an internal door leads to a utility room with matching units, connections for a washing machine and tumble dryer, and an external door to the rear. Also benefiting from a front-facing bay window, the dining room offers a welcoming, elegant atmosphere perfect for family gatherings and entertaining guests. Peacefully located and filled with light from two rear-facing windows, the spacious principal bedroom offers a serene retreat and features a fully tiled private en-suite bathroom, complete with under-floor heating, a spacious walk-in shower, WC, wash hand basin, and a luxurious Victory Jacuzzi spa bath, ensuring comfort and elegance. Elsewhere on the ground floor is a spacious and inviting bedroom, enhanced by a further front-facing bay window that floods the room with natural light. For added convenience, a guest WC is also located nearby. Ascending to the upper level via a turning staircase in the dining room, thoughtfully incorporating two convenient storage cupboards, you'll find a spacious hallway landing, a bright and open space providing access to all first-floor accommodation. Featuring dual-aspect windows that capture stunning countryside views to the front and garden vistas to the rear, this comfortable double bedroom offers plenty of space for all essential furniture, creating a bright and airy retreat. Along the landing, you'll find additional storage in a spacious linen cupboard housing the water tank, as well as another cupboard containing the boiler. The final bedroom, a comfortable double, enjoys front-facing views and is enhanced by fitted wardrobes and a built-in cupboard. Completing the accommodation of this magnificent property is the family bathroom, featuring a WC, a sleek vanity unit with integrated wash hand basin, and a relaxing bath with a mains-powered overhead shower.

OUTSIDE:

Externally, there are private gardens wrapping around the property which allows sunlight throughout the day, and into evening over several split level areas. The front garden showcases an impressive collection of mature shrubbery and vibrant plantings, elegantly divided by a charming stone stairwell that leads to a paved patio and the front entrance. Extending to either side of the property are two timber-decked areas, with one side featuring an additional split-level paved patio. These spaces offer ample room for both outdoor lounge and dining furniture, making them ideal for alfresco dining and entertaining. A pathway leads seamlessly to the rear, where lush green lawns extend in all directions. An attractive stairwell ascends through the centre, leading to an additional paved patio at the top. This elevated space offers an idyllic setting with stunning views. The rear garden is complemented with a timber garden summer house with power and light, and a timber garden shed providing outdoor storage. On-street parking is available to the front of the property, however previous planning for a detached garage to the front of the property has previously been approved, and although now lapsed, details and plans can be viewed on the SBC website using Ref. No: 09/00617/FUL.

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. Glentress 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 including 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 FTTP broadband connection available.

ITEMS TO BE INCLUDED:

All fitted floor coverings, light fittings, blinds, and integrated kitchen appliances are to be included in the sale. All curtains throughout are excluded from the sale of the property.

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 D (60) with potential C (73).

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 September 2024.

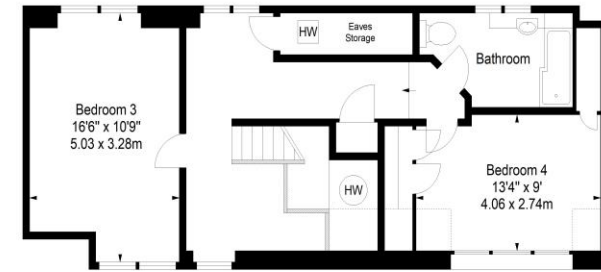




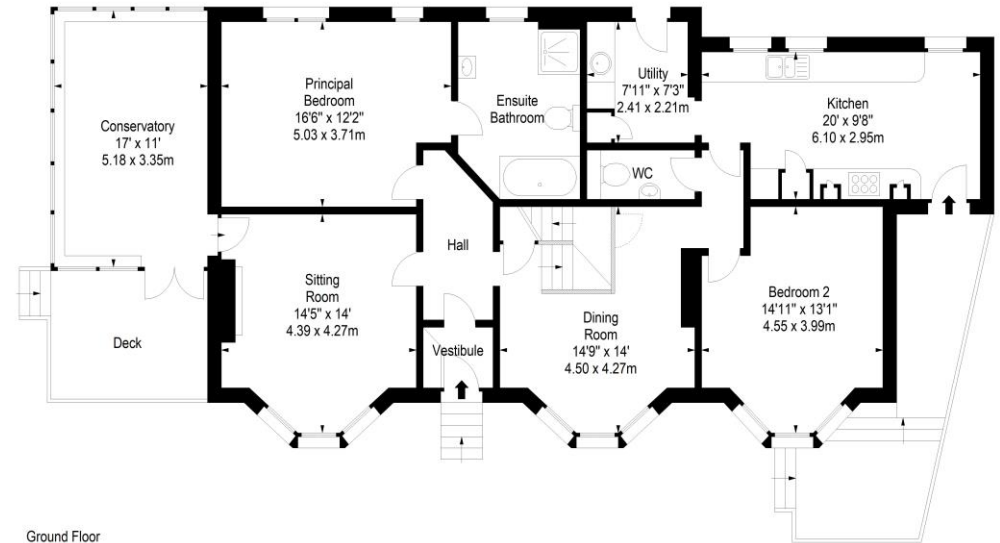
Waverley,
Edinburgh Road,
Peebles,
Scottish Borders, EH45 8DZ



Approx. Gross Internal Area
2080 Sq Ft - 193.23 Sq M
For identification only. Not to scale.
© SquareFoot 2024



First Floor



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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