



43 Kittlegairy View, Peebles, Peeblesshire, EH45 9LZ
Offers Over £310,000



A fantastic three-bedroom modern detached house with an integral single garage and private gardens, nestled within a sought-after development located in the picturesque Borders town of Peebles.



DESCRIPTION:

Built in 2012, this beautifully presented family home boasts 912 square feet of stylish, comfortable accommodation spread over two levels. Thoughtfully designed for modern family living, its well-planned layout creates a welcoming and functional ambience throughout. With primary and secondary schools just a short walk away, and the well-regarded town centre offering excellent amenities, parks, and scenic riverside walks nearby, this property is likely to generate significant interest. Early viewing comes highly recommended.

Immaculately presented throughout, the internal accommodation features a welcoming entrance hallway, complete with a staircase leading to the upper floor, thoughtfully designed to include a convenient guest cloakroom with WC. Positioned at the rear of the house, the bright and spacious sitting room benefits from a dual aspect, with a side window and French doors that open onto the wonderful rear garden. This generous space easily accommodates both lounge and dining furniture, making it perfect for family gatherings and entertaining. Additionally, an understairs cupboard provides convenient storage space. The kitchen, with its front-facing window, is well-appointed with an array of wall and base units, complemented by laminated worktop surfaces and a stainless-steel sink unit. Integrated appliances, including a fridge freezer, electric oven, gas hob, cooker hood, washing machine, and dishwasher, provide modern convenience and functionality. Up on the first floor, a bright hallway landing offers access to an airing cupboard, and a ceiling hatch providing entry to the loft space. The spacious master bedroom is filled with natural light from its dual-aspect windows and offers ample fitted wardrobe space, whilst also featuring a private en-suite shower room providing additional comfort and convenience. The property includes two additional comfortable bedrooms, one located at the front featuring twin windows, while the other is positioned at the rear, offering a leafy outlook over the private garden. Completing the accommodation is the family bathroom, which includes a wash hand basin, WC, a panelled bath with a shower overhead, and a side-facing opaque window allowing natural light to fill the room.

OUTSIDE:

Externally, the property features private garden grounds to the front, side, and rear. The open-front garden includes a well-maintained lawn and mature shrubbery, complemented by a monobloc driveway that provides off-street parking. The driveway leads to an integrated single garage, complete with power and light. The sunny, west-facing rear garden, mainly laid to lawn, is complemented by mature shrubs and a generous paved patio area, creating an ideal space for relaxing and enjoying alfresco dining during the summer months. The rear garden is fully bound, and secluded by timber fencing.

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 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 central heating. UPVC double-glazed windows. Telephone and FTTP broadband connection.

DEVELOPMENT FACTOR:

The communal areas of the development are managed by Scottish Woodlands Trust with an annual factoring charge of £255 payable in 2023/2024.

ITEMS TO BE INCLUDED:

All fitted floor coverings, light fittings, blinds, and integrated kitchen 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 E, with an annual charge of £2,449.59 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 C (79) with potential B (90).

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.

Kittlegairy View,
Peebles,
Scottish Borders, EH45 9LZ



Approx. Gross Internal Area
912 Sq Ft - 84.72 Sq M

Garage

Approx. Gross Internal Area
162 Sq Ft - 15.05 Sq M

For identification only. Not to scale.
© SquareFoot 2024



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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