



23 Bonnington Road, Peebles, Peeblesshire, EH45 9HF  
Offers Over £850,000





A remarkable five-bedroom detached house occupying an exceptional position within a highly desirable location set on the southern side of the picturesque Borders town of Peebles.



### DESCRIPTION:

Built in 2011, nestled in a delightfully quaint development of just three executive properties, this modern family home boasts flexible living spaces spanning 3,155 square feet across two thoughtfully designed floors. Tastefully presented throughout, enjoying a comfortable layout ideal for contemporary family living, and conveniently located within walking distance to local amenities and schools, this property perfectly blends modern comfort with practicality. Early viewing is strongly recommended to fully appreciate its appeal.

Beautifully presented with a modern elegant décor throughout, the internal accommodation comprises: a welcoming entrance vestibule leads seamlessly into a central reception hallway boasting an oak-spindled staircase cleverly integrating a convenient storage cupboard below. The calming sitting room features a charming bay window to the front, ample natural light, and a multifuel burning stove set on a circular stone hearth, serving both as a source of warmth and an appealing focal point. Situated at the rear, the open-plan kitchen, dining, and family room boasts a stylish fitted kitchen with a centre island, seamlessly incorporating quality integrated Siemens appliances including a dishwasher, oven, microwave, five-ring gas hob with extractor above, and a freestanding American-style fridge freezer. The dining family area, offering a perfect blend of casual dining and relaxation, seamlessly connects to the rear garden through French doors, whilst internally, flows into a spacious conservatory set as a formal dining area, an exquisite setting for entertaining family and friends with stunning views over the rear garden, and picturesque Tweed Valley hills beyond. Also connected with the conservatory is a comfy TV room featuring a side facing window creating an inviting space with ample natural light. Situated at the front, the dedicated home study not only offers the ideal space for remote working, but a versatile room that can be adapted as required. Elsewhere on the ground floor, a small hallway provides access to a practical utility room, a spacious storage cloak cupboard, and a convenient guest WC. Up on the first floor, the accommodation boasts magnificent views from every room, all accessed via a gallery landing adorned with French doors leading to a quaint balcony, a delightful spot for evening aperitifs. The generously sized master suite features a charming front-facing bay window, a well-appointed dressing area enhanced by fitted wardrobes, and an elegant en-suite bathroom complete with a separate shower and a twin sink vanity unit. Also enjoying a front facing aspect, is a guest double bedroom complemented by a fitted wardrobe, and a private en-suite shower room adding comfort, and convenience. Positioned to the rear of the house, enjoying picturesque views of the surrounding countryside, are three additional comfortable double bedrooms, all featuring fitted wardrobes. Concluding the accommodation is a spacious and well-equipped family bathroom, showcasing a panelled bath, a separate shower enclosure, and a fitted vanity unit with a wash hand basin and WC. A side facing opaque window bathes the space in natural light.

### OUTSIDE:

Externally, the property boasts private garden grounds to the front, side, and rear. The front garden, designed in an open style incorporates areas of lawn and mature shrubbery, complemented by a welcoming monobloc driveway providing convenient off-street parking. The driveway leads to a double detached garage featuring electric doors, power and light, and an electric vehicle charging point. A timber garden shed to the side of the garage provides useful external storage space. A gated pathway to the side leads round to the generous rear garden which boasts magnificent uninterrupted countryside views. Mainly laid to lawn, there are areas tastefully planted with mature shrubbery, and a perfectly positioned relaxing timber decked area. An inviting sandstone paved patio offers ample room for both outdoor lounge and dining furniture, providing an ideal setting for relaxation, alfresco dining, and entertaining throughout the warmer months. The rear garden is fully enclosed by both timber fencing and stone walling.

### 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 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. Telephone with fibre broadband connection. UPVC double glazed windows.

#### ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted 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 H. Amount payable for year 2024/2025 - £4,415.25. 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 (80) with potential B (84).

#### 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.

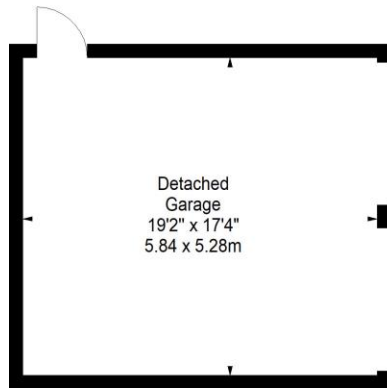
Particulars prepared March 2024.



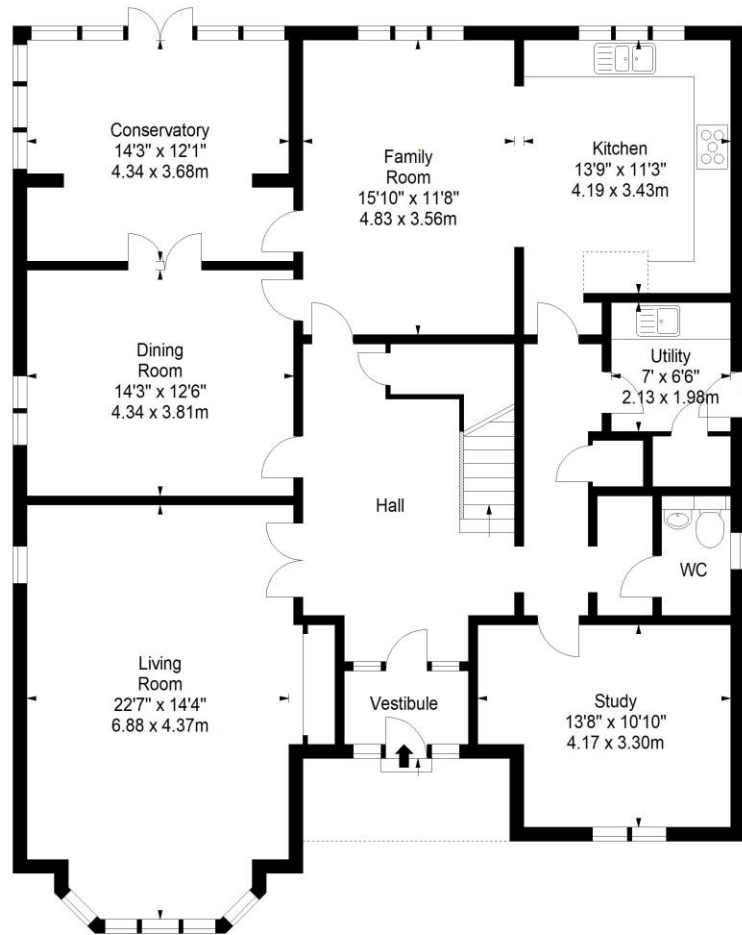
Bonnington Road,  
Peebles,  
Scottish Borders, EH45 9HF



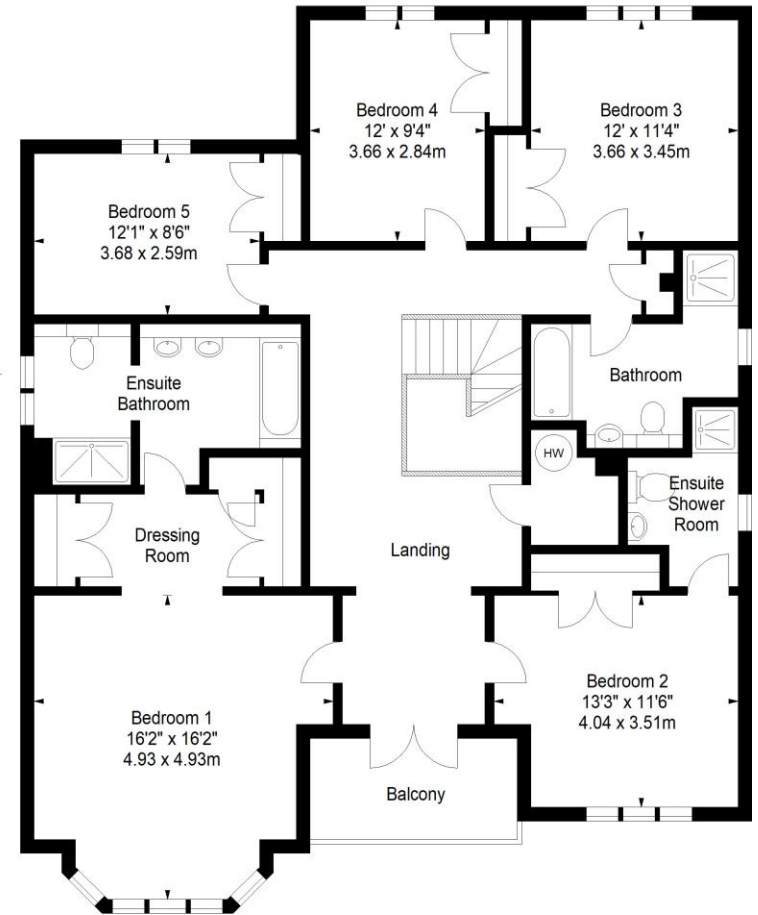
Approx. Gross Internal Area  
3155 Sq Ft - 293.10 Sq M  
Garage  
Approx. Gross Internal Area  
332 Sq Ft - 30.84 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Detached  
Garage  
19'2" x 17'4"  
5.84 x 5.28m



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](http://www.jbmstateagents.co.uk)