



Riverside, Tweed Avenue, Peebles, EH45 8AS
Offers Over £645,000



A magnificent five-bedroom detached family home neatly positioned offering the perfect blend of central convenience and peaceful living in the heart of the picturesque Borders town of Peebles.



DESCRIPTION:

Dating back to 1930, "Riverside" has been tastefully and thoughtfully extended to provide an abundance of versatile living space, totalling an impressive 2630 square feet across two well-appointed levels. While proudly retaining original Art Deco features, including stained glass windows and elegant tiled fireplaces, stylish modern upgrades seamlessly blend character with contemporary living—creating the ideal home for the modern family. Located just steps from the vibrant town centre, with a wide range of amenities, easy access to scenic riverside walks, and nearby schools at both primary and secondary levels, this property is sure to attract interest. Early viewing is highly recommended.

Welcomed through striking Art Deco front doors, the internal layout opens into a spacious and inviting hallway, highlighted by an original timber staircase cleverly incorporating storage beneath, and an additional cloaks cupboard. With a charming seated bay window to the front, the relaxing sitting room boasts an original open fireplace, creating a warm and inviting focal point—ideal for cosy evenings gathered around a roaring fire. Located at the rear and featuring stunning vaulted ceilings, the open-plan dining kitchen truly is the heart of this home with French doors seamlessly connecting indoor and outdoor living, offering the perfect blend of comfort and style. The kitchen features a timeless selection of Shaker-style wall and base units, complemented by timber worktop surfaces with stylish curved finishes and an undermounted sink unit. Integrated appliances include a dishwasher, fridge, and extractor hood, offering both style and functionality, with space included for a Rangemaster cooker. Open to the kitchen, the dining area boasts magnificent vaulted ceilings, offering plenty of space for both lounge and dining furniture. This open-plan layout creates the perfect setting for gatherings with family and friends, beautifully illuminated by natural light streaming through a large Velux skylight. Adjacent is a practical utility room, featuring matching cabinetry and space for both a washing machine and tumble dryer, whilst a rear-facing door provides convenient access to the garden. Brimming with character, the formal dining room showcases original timber-panelled walls and intricate corning, creating an elegant atmosphere ideal for entertaining. This charming space evokes a true sense of nostalgia, capturing the warmth and joy of family gatherings from years past. Elsewhere on the ground floor, you'll discover a versatile family room, a separate home office, shower room with WC and two well-appointed en-suite bedrooms. The principal bedroom features a charming bay window overlooking the front, while the second bedroom offers views across the rear garden.

On the first floor, a bright hallway landing, beautifully lit by two striking original stained glass windows, provides access to three comfortable bedrooms and a well-appointed family bathroom. One of the bedrooms includes access to a loft space, offering practical and easily accessible eaves storage. The family bathroom also includes a large walk-in storage cupboard, with additional eaves space, offering ample room for organising essentials.

OUTSIDE:

Externally, the property is graced with beautifully maintained gardens that extend around the front, side, and rear. Manicured lush green lawns framed by an array of mature plants and shrubs, create a serene and inviting atmosphere to the front, whilst a gated paved and gravelled driveway provides off-street parking for two vehicles. To the side, there is a neatly laid area of decorative gravel alongside a garden shed, offering practical outdoor storage. The sunny south facing rear garden, fully enclosed by stone walling, is a private oasis, bursting with vibrant, colourful plantings that offer year-round beauty. A paved patio provides the perfect setting for alfresco dining, surrounded by the lush greenery of a secluded lawn. A charming paved pathway, lined with a variety of vegetable and fruit patches, leads to the garden's lower section, where a flood prevention gate grants access to a scenic riverside path along the River Tweed. This enchanting garden seamlessly blends aesthetic appeal with practicality, creating a picturesque environment ideal for relaxation and outdoor gatherings.





LOCATION:

The Royal Burgh of Peebles is a thriving market town and the third largest in the Borders, with a population of around 9,000. It offers an ideal country lifestyle, featuring fishing, hillwalking, mountain biking, horse riding, and golf. The Gytes Leisure Centre provides a variety of activities for all ages, while Glentress Forest, located just 4 miles away, is known for its excellent mountain biking trails. Cultural enthusiasts can enjoy performances at the Eastgate Theatre & Arts Centre and various festivals, including the historic week-long Beltane Festival, Arts Festival, Agricultural Festival, Rugby Sevens. Peebles' High Street boasts an excellent range of independent shops as well as some high street favourites, popular restaurants, a health centre, banks, and schools. The town is conveniently located within commuting distance of Edinburgh, accessible by frequent bus services and the A703, which connects to the Edinburgh City Bypass and the airport for UK and international travel.

SERVICES:

Mains water and drainage. Mains electricity. Gas-fired central heating. Windows are of secondary double and single glazed, in timber and UPVC. Telephone and FTTP broadband connection available.

IMPORTANT INFORMATION:

Within my 44 years at Riverside, the only time floodwater approached the house was during Storm Frank in December 2015, when no flood protections were in place. Since 2016, multiple measures have been added, utilising the fully walled garden. A six-foot Flood Divert gate and stone wall block water from the river footpath, while removable Lakeside flood panels secure the rear garden, front gate, and driveway. The front door has Caro panels, and the French windows and back door are now floodproof. Additional safeguards include flood-resistant air bricks and a sump pump in the solum.

ITEMS TO BE INCLUDED:

All fitted floor coverings, light fittings, blinds, curtains, integrated kitchen appliances, and the Rangemaster cooker are to 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 G, with an annual charge of £3,566.37 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.

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.

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 D (65) with potential C (75).



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.

OFFERS:

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.

IMPORTANT NOTE:

While we believe the information provided to be accurate, it is not guaranteed. All areas, measurements, and distances are approximate. The descriptions, photographs, and floorplans are intended for guidance only and are not necessarily comprehensive. It should not be assumed that the property remains exactly as photographed. Any error, omission, or misstatement shall not annul the sale, entitle any party to compensation, nor provide grounds for legal action. JBM Estate Agents have not tested any services, equipment, or facilities. Prospective purchasers are advised to satisfy themselves by inspection or otherwise and to seek their own professional advice. All descriptions and references to the property's condition are made in good faith. While every effort is made to ensure accuracy, please contact us to confirm any details of particular importance to you, especially if you are planning to travel a considerable distance.

ANTI-MONEY LAUNDERING REGULATIONS:

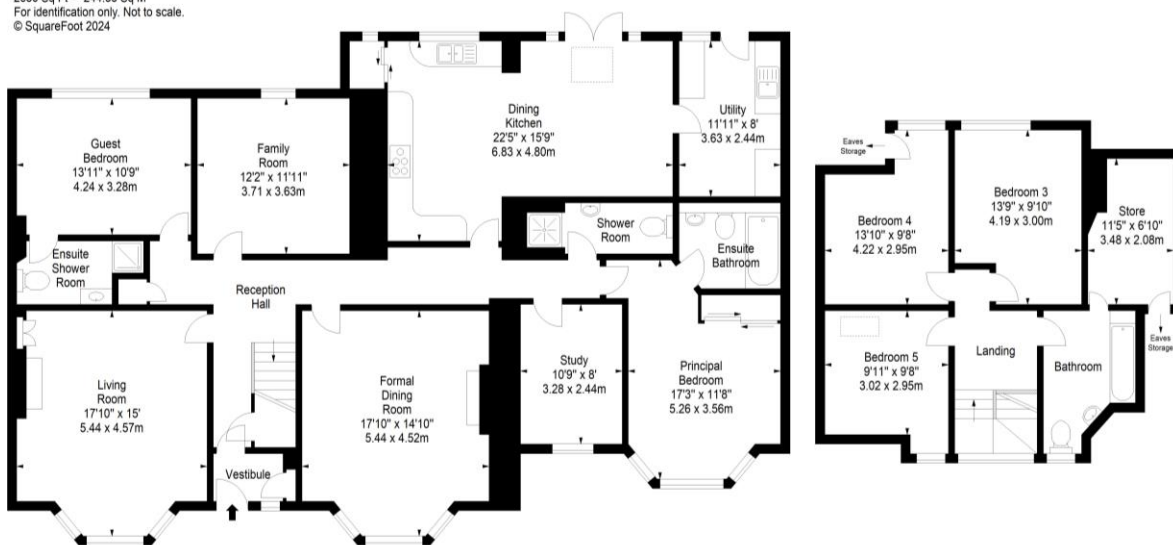
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer, and in order to comply with the necessary regulations, any offer presented to us must be accompanied by certified 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 our office with their original documents. Please note, that 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 October 2024.

Riverside,
Tweed Avenue,
Peebles,
Scottish Borders, EH45 8AS



Approx. Gross Internal Area
2630 Sq Ft - 244.33 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor

First Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	57	67
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	



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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