



35 Edinburgh Road, Peebles, Peeblesshire, EH45 8EA  
Offers Over £130,000



A delightfully spacious two-bedroom main door first-floor flat, ideally situated in a well-established residential area, just a short stroll from the vibrant high street in the picturesque Borders town of Peebles.



#### DESCRIPTION:

Built in the 1950s, this property has been thoughtfully updated over the years to accommodate modern living, whilst offering 765 square feet of well-proportioned, comfortable accommodation, arranged across one level. Boasting an excellent location near parks and riverside walks, close to a fantastic array of local amenities, and featuring a section of private garden, this property presents an ideal opportunity for a first-time buyer, young family, or investment purchaser. Early viewing is highly recommended.

Accessed via a ground-level entrance at the side of the property, the well-presented interior includes an entry vestibule with a staircase leading to the first-floor hallway landing, which benefits from a convenient storage cupboard. A spacious, bright sitting room overlooks Edinburgh Road at the front, featuring an elegant electric fireplace and a recessed display alcove. The room offers plenty of space for both lounge and dining furniture, creating a versatile and inviting living area, perfect for gatherings with family and friends. The kitchen is equipped with a good range of modern wall and base units, including a stainless steel sink positioned near one of two front-facing windows. Integrated appliances include an electric oven, gas hob, and cooker hood, with designated space and connections for a washing machine and fridge freezer. At the rear of the property, there are two generously sized double bedrooms. One is accessed from the sitting room, while the other is conveniently reached from the main hallway, which also includes a storage cupboard. The accommodation is completed by a modern shower room, incorporating a WC, a wash hand basin, a shower enclosure, and an opaque window facing the side of the property.

#### OUTSIDE:

Externally, the property boasts a private garden section at the rear, currently laid to lawn, offering a blank canvas to design the ideal outdoor space according to personal preferences. Additionally, there is a practical timber storage shed for your convenience. Ample unrestricted on-street parking is available at the front of the property, providing ease of access for residents and visitors alike.

#### 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. Mains gas fired central heating. UPVC Double glazed windows. Telephone with fibre broadband connection available.

### ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, blinds throughout the property, and both free-standing and integrated kitchen appliances will be included in the sale.

### COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category A, with an annual charge of £1,238.33 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.

### EPC RATING:

The Energy Efficiency Rating for this property is C (72) with potential C (77).

### 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:

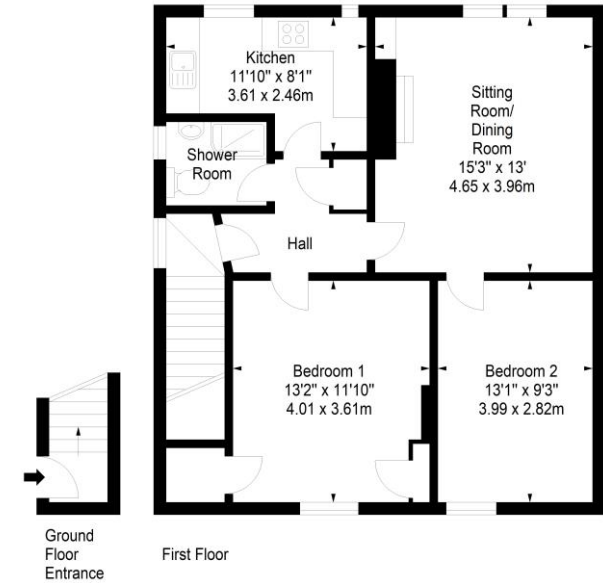
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified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

Edinburgh Road,  
Peebles,  
Scottish Borders, EH45 8EA



Approx. Gross Internal Area  
765 Sq Ft - 71.07 Sq M  
For identification only. Not to scale.  
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**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.jbstateagents.co.uk