



**FOR SALE**  
JBM ESTATE AGENTS  
01721 540170  
www.jbmestateagents.co.uk

10 Glensax Road, Peebles, Peeblesshire, EH45 9AW  
Offers Over £250,000





A delightfully spacious three-bedroom semi-detached house with private off-street parking located within a well-established residential area in the picturesque Borders town of Peebles.



### DESCRIPTION:

Tastefully extended and remodelled, the property offers accommodation with a comfortable layout totalling 1,115 square feet over two floors including a ground-floor bedroom with a stylish contemporary private en-suite shower room. Just a leisurely ten-minute walk into the vibrant town centre with an excellent array of amenities, Schooling at both levels nearby, and access to parks and riverside walks on the doorstep, this property is sure to prove popular and early viewing comes highly recommended.

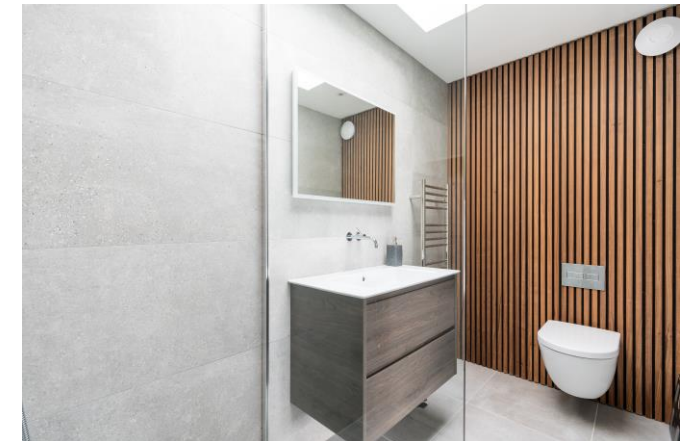
The well-presented internal accommodation comprises; a bright and spacious welcoming entrance hallway with staircase to the upper floor. The sitting room, situated at the front of the house, is generously sized and features a large window that provides an outlook over the front garden and the tree lined hills beyond. Located at the rear, the kitchen is well-appointed with a good range of wall and base units, complemented by contrasting worktop surfaces incorporating a stainless-steel sink placed beneath a rear-facing window. Dedicated space and connections are provided for a washing machine, fridge freezer, and dishwasher, while integrated appliances include a gas hob, double electric oven, and microwave. An open doorway from the kitchen leads to a fantastic dining area, featuring a window and French doors that overlook the private rear garden. This space is perfect for family gatherings, also offering an ideal setting for entertaining guests. Elsewhere on the ground is a comfortable double bedroom, highlighted by a large front-facing window and a luxurious private en-suite shower room. The en-suite features a spacious walk-in shower with both rainfall, and hand held shower heads, a sleek wall-mounted vanity sink, and a wall-mounted WC, all enhanced by the natural light streaming in from a skylight window. Up on the first floor, a hallway landing provides access to two additional comfortable double bedrooms, one positioned at the front and the other at the rear, both benefit from fitted storage. Completing the accommodation of this delightful property is the contemporary family bathroom, which includes a WC, a wash hand basin, and a panelled bath with an overhead shower. A rear-facing opaque window allows in the natural light.

### OUTSIDE:

Externally, the property boasts well-proportioned private garden grounds at both the front and rear. The front garden features a lush green lawn, beautifully complemented by a gated paved driveway that comfortably accommodates two vehicles. The driveway is also equipped with a fully fitted, wall-mounted EV charger, adding modern convenience to this outdoor space. The private, low-maintenance rear garden features a combination of decorative chippings and paving, offering a blank canvas for personalised landscaping and design. The large paved area is perfect for family barbecues and alfresco entertaining during the warmer months, all while enjoying a glimpse of the tree-lined hills of Glentress Forest in the distance.

### 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 fired central heating. UPVC double glazed windows. Telephone and broadband connection available. Electric Car Charging point.

### ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, blinds throughout, and integrated kitchen appliances will be included in the sale of the property. It is important to note that the garden pod/office is not included in the sale of the property.

### COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category B, with an annual charge of £1,479.72 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 (75) with potential B (87).

### 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:

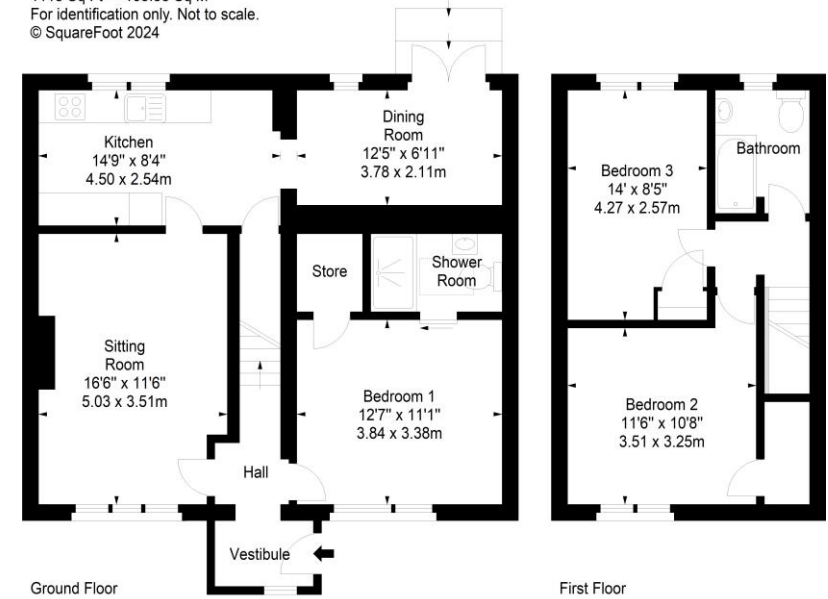
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified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

Glensax Road,  
Peebles,  
Scottish Borders, EH45 9AW



Approx. Gross Internal Area  
1115 Sq Ft - 103.58 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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