



36 Crossburn Farm Road, Peebles, Peeblesshire, EH45 8EG  
Fixed Price £380,000



A fantastic modern detached four-bedroom family home, complete with a single semi-detached garage and private gardens peacefully positioned within a sought-after development on the northern edge of the picturesque Borders town of Peebles.



#### DESCRIPTION:

Built in the 2000, the property offers spacious accommodation spread across two levels, totalling 1,315 square feet boasting stylish interiors and a thoughtfully designed layout ideal for contemporary family living. Within walking distance to the well-regarded town centre with its excellent array of amenities, and open access to the wonderful Tweed Valley countryside walks, and cycle paths on the doorstep, early viewing comes strongly recommended.

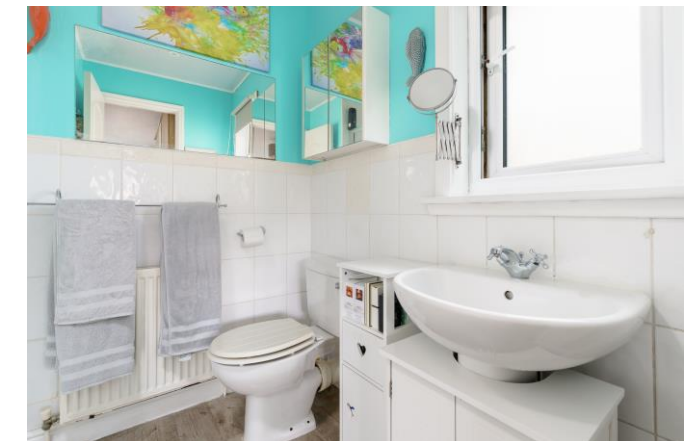
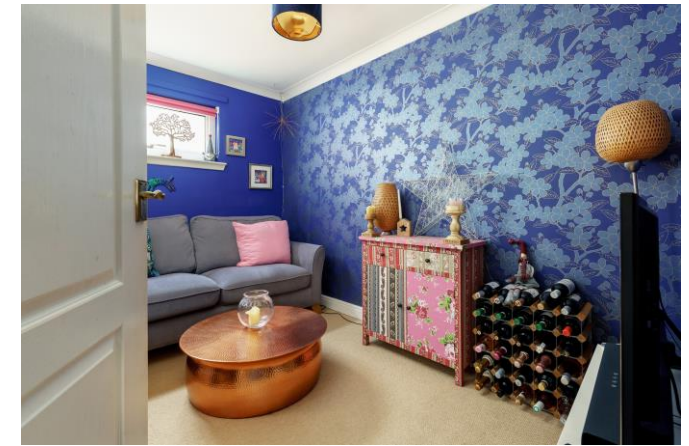
Presented in excellent decorative order with tasteful interiors throughout, the internal accommodation comprises; a welcoming entrance hallway with staircase to the upper floor perfectly designed to include a sizeable storage cupboard beneath. Positioned at the front, the sitting room offers a spacious yet cosy atmosphere enhanced by a large box-style bay window allowing the natural light pour through, an inviting space ideal for unwinding and relaxing. Set across the rear is a fantastic open-plan dining kitchen which exudes both style and functionality. The kitchen area is fitted with a range of elegant and timeless wall and base units accentuated by contrasting worktop surfaces incorporating a sink unit placed beneath a rear facing window. Space and services for appliances such as a cooker, washing machine, tumble dryer, dishwasher, fridge, and a freezer are provided. Enhanced by a side-facing external door, and patio doors to the rear, the dining area offers ample space bathed in natural light, creating an inviting atmosphere ideal for hosting gatherings with family and friends. Connected to the dining kitchen, is an additional reception room, a versatile space currently set up as a snug TV room providing an inviting area ideal for cosy family movie nights. Elsewhere on the ground floor you will find a guest cloakroom with WC, which continues with the charmingly trendy décor. Up on the first floor, is a generously proportioned hallway landing flooded with natural light, courtesy of a sizable side-facing window within the stairwell. The landing allows seamless access to all first-floor accommodation, along with a convenient airing cupboard, and an access hatch to the loft space. The master bedroom boasts a front-facing window offering views of the tree-lined hills beyond, and features a private en-suite shower room, comprising a WC, wash hand basin, and a separate shower unit. Additionally, there are three further bedrooms, with two spacious doubles situated at the rear, boasting lush and leafy views and equipped with fitted wardrobes, and a comfortable single bedroom with charming views to the front. Completing the accommodation is the family bathroom, featuring a WC, wash hand basin, and a panelled bath with an electric overhead shower. An opaque window to the side infuses the space with natural light.

#### OUTSIDE:

Externally, there are private garden grounds to the front, side, and rear. The front garden is of an open style, with lush green lawn enhanced by areas of planting. Situated at the side, a paved and chipped driveway offers convenient off-street parking, leading to the single semi-detached garage, equipped with power and light. Accessible through a paved pathway and a timber gate, adjacent to lush greenery and trees, the southwest-facing private rear garden enjoys a spacious area of lawn complemented by a paved patio with raised flower beds which creates the perfect setting for alfresco dining and entertaining during the summer months.

#### 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. Timber framed double glazed windows. Telephone with fibre broadband connection.

#### ITEMS TO BE INCLUDED:

All fitted floor coverings, blinds, light fittings throughout, and the free-standing wardrobe in the master-bedroom 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 F. Amount payable for year 2024/2025 - £2,992.91. 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 (70) 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 May 2024.



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Peebles,  
Scottish Borders, EH45 8EG

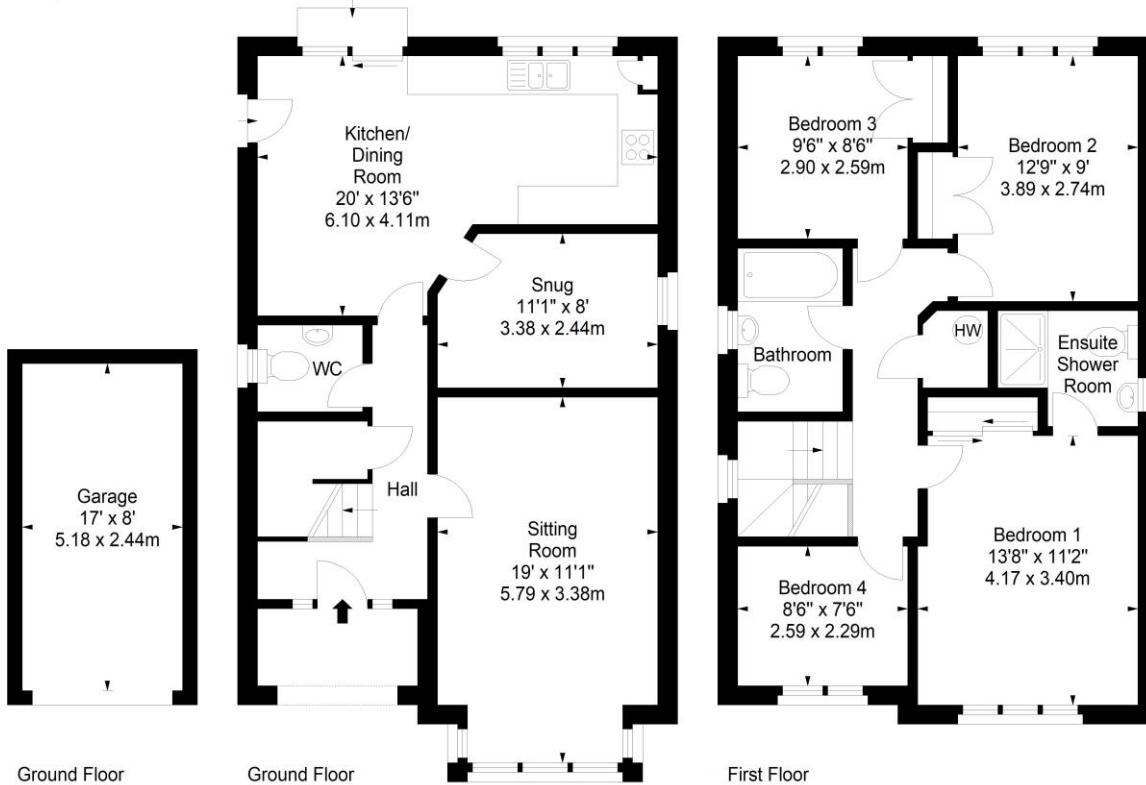


Approx. Gross Internal Area  
1315 Sq Ft - 122.16 Sq M

Single Garage

Approx. Gross Internal Area  
136 Sq Ft - 12.63 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.



10 Northgate, Peebles, EH45 8RS  
Tel: 01721 540170 Fax: 01721 520104  
Email: mail@jbstateagents.co.uk  
[www.jbstateagents.co.uk](http://www.jbstateagents.co.uk)