



32 Wemyss Place, Peebles, Peeblesshire, EH45 8JT
Offers Over £390,000



An exceptionally charming three-bedroom semi-detached home, constructed from attractive traditional stone, set on a highly desirable street within the conservation area of the picturesque Borders town of Peebles.



DESCRIPTION:

Well-presented throughout, exuding timeless charm with numerous original features, this property offers 1,257 square feet of comfortable accommodation including a tasteful rear extension that integrates traditional character with contemporary comforts, creating the perfect blend of classic elegance and modern-day living. Conveniently located just a short stroll from the vibrant High Street, with excellent local amenities, riverside walks, and nearby schools, this property is expected to attract significant interest. Early viewing is highly recommended.

Featuring stylish interiors, the accommodation includes a welcoming entrance hallway with a spindled staircase leading to the first floor, cleverly incorporating storage, and a guest WC tucked beneath. At the front, the relaxing sitting room exudes traditional charm, highlighted by a large, panelled bay window, an Edinburgh press with glazed display front, and an open fire with a timber and tiled surround, creating a warm and inviting focal point. Set to the rear, flowing through from traditional to modern, is a fabulous, open-plan family, dining, and kitchen area. The thoughtfully designed contemporary kitchen boasts sleek wall and base units topped with granite work surfaces seamlessly integrating high-quality appliances and features an undermounted sink with an instant boiling water tap for added convenience. With ample room for both lounge and dining furniture the space not only offers the perfect spot for entertaining guests, but also cosy family gatherings and movie nights, nestled around a warming log burning stove. Four skylight Velux windows, a rear facing window, and side facing bi-folding doors illuminate the space in natural daylight whilst also offering easy garden access. Elsewhere on the ground floor is a comfortable bedroom with views over the private, enclosed rear garden. On the first floor, a galleried landing leads to two comfortable double bedrooms, one positioned at the front and the other at the rear, as well as a versatile home office, which could also serve as a children's bedroom, or a nursery. The floor is completed by a stylish family bathroom featuring a WC, a vanity unit with wash basin, and a panelled bath with a mains, wall-mounted and overhead waterfall shower.

OUTSIDE:

Externally, the property boasts private gardens to the front, side, and rear. The front garden, enclosed by charming stone walls and an iron gate, features an array of mature plantings that add character and appeal. A pathway along the side leads to a paved patio area, conveniently accessible from the kitchen, perfect for morning coffee, afternoon aperitifs, and alfresco dining. Beyond, the garden features a lawned area, raised timber sleeper flower bed borders, along with an additional sunny paved patio, ideal for both entertaining and relaxing during the warmer months. A garden shed offers convenient storage, and the garden is fully enclosed with original stone walling and timber fencing. Unrestricted on-street parking is available at the front of the property.

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 sash and casement windows, UPVC double glazed Velux windows, and metal framed single glazed skylights. Telephone and FTTP broadband connection available.

ITEMS TO BE INCLUDED:

All fitted floor covering, blinds, fitted light fittings throughout the property, 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 E, with an annual charge of £2,449.59 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 E (53) with potential B (85).

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."

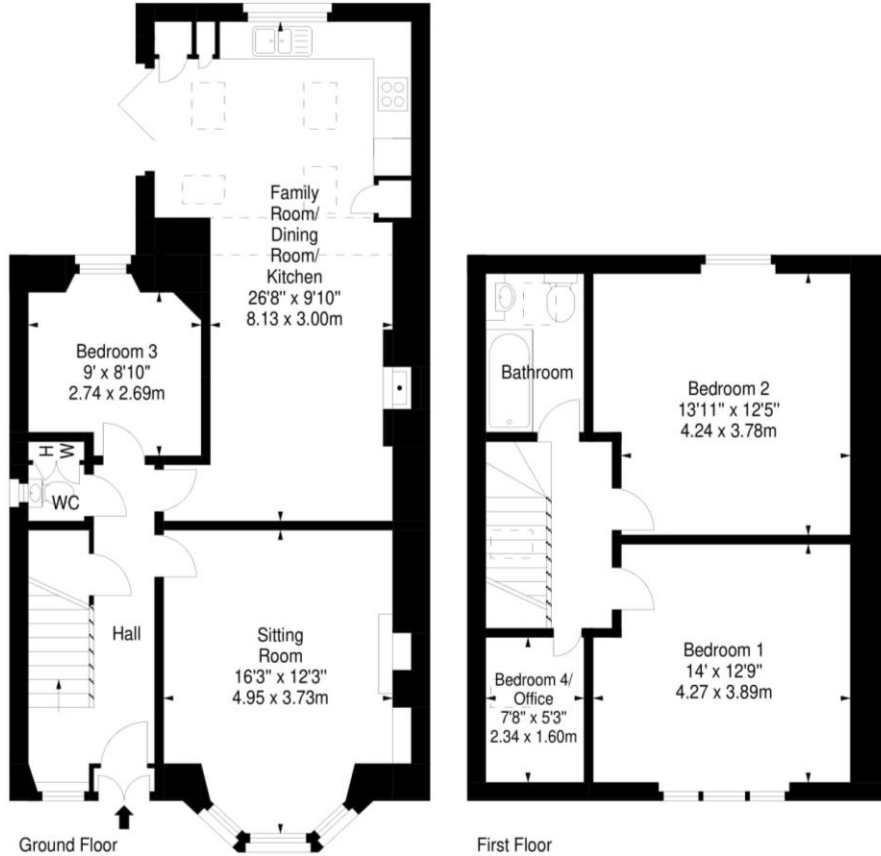
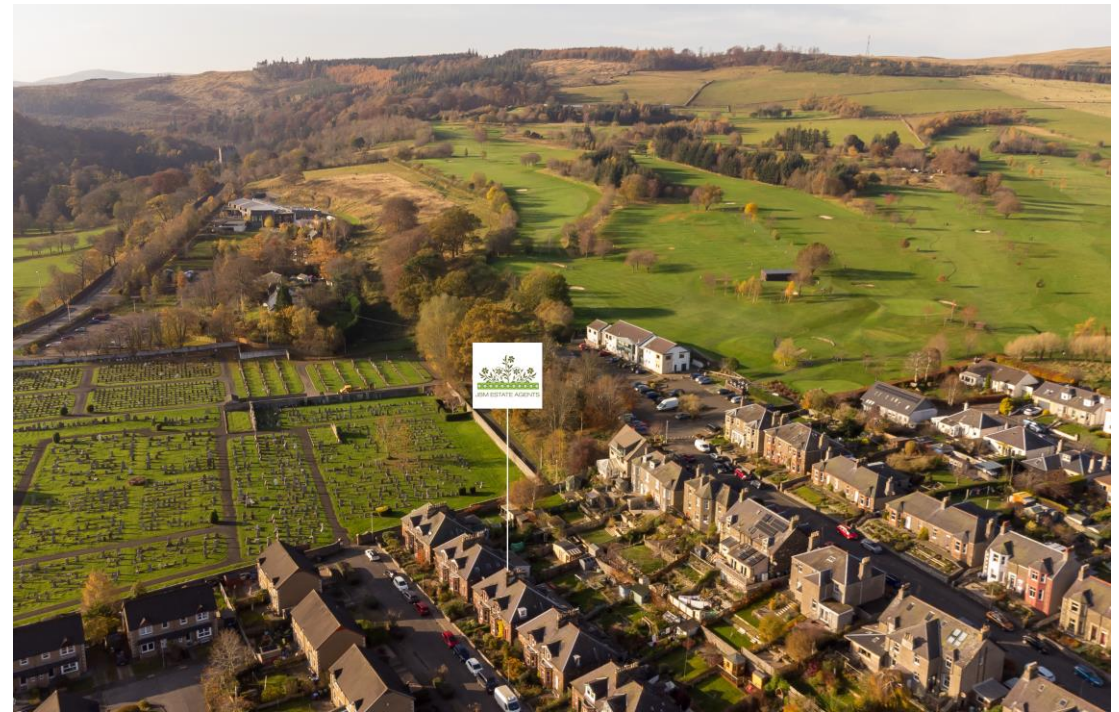
Particulars prepared November 2024.



Wemyss Place,
Peebles,
Scottish Borders, EH45 8JT



Approx. Gross Internal Area
1257 Sq Ft - 116.78 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	44	
(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.



10 Northgate, Peebles, EH45 8RS
Tel: 01721 540170 Fax: 01721 520104
Email: mail@jbstateagents.co.uk
www.jbstateagents.co.uk