



20 Cuddyside, Peebles, Peeblesshire, EH45 8EN
Offers Over £135,000



Set along the banks of Eddleston Water, with idyllic riverside views and just steps from Peebles bustling high street, a charming two-bedroom terraced house perfectly combining peaceful surroundings with central convenience.



DESCRIPTION:

Built in the 1970s, this property offers well-proportioned accommodation and a comfortable layout totalling 888 square feet across two levels. Well-presented throughout, the property offers an excellent opportunity for modernisation, allowing the new owner to design and create their own unique interior style. Boasting a central location with an excellent range of amenities at your doorstep, including parks, riverside walks, and both primary and secondary schools nearby, this property is likely to appeal to a wide range of buyers. Early viewing is highly recommended.

The internal accommodation offers a welcoming entrance hallway with a staircase leading to the upper floor cleverly incorporating excellent storage space beneath. On the ground floor, boasting superb uninterrupted riverside views, the sitting room is of a good size and offers a relaxing space to unwind, and features a media unit with additional storage space behind. The spacious dining kitchen is fitted with both wall and base units incorporating space and services for a cooker, washing machine, and a fridge freezer. There is ample space for a dining table chairs perfect for both informal dining and entertaining. Upstairs, the first-floor features two comfortable double bedrooms, one set on the riverside, and the other to back, each benefit from generous fitted wardrobe space. Completing the accommodation is the family bathroom which incorporates a WC, wash hand basin, a panelled bath with overhead shower, and an opaque window allowing in the natural light. The first-floor landing also offers access to the loft space.

OUTSIDE:

Externally, Although there are no private gardens, to the front of the property is communal garden shared with neighbouring properties, whilst a vast array of parks, riverside walks, and leisure facilities are on the doorstep. There is also an external storage cupboard located adjacent to the front door of the property.

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 central heating. UPVC double glazed windows. Telephone and broadband connection available.

ITEMS TO BE INCLUDED:

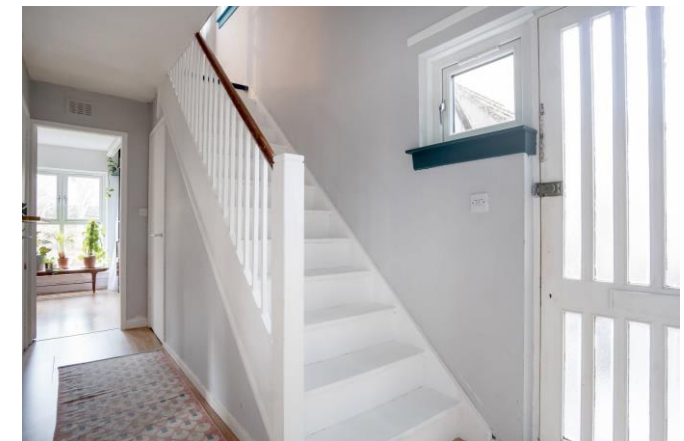
All fitted floor coverings, blinds, and fitted light fittings throughout will be included in the sale of the property.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category 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.

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.



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:

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EPC RATING:

The Energy Efficiency Rating for this property is C (72) with potential B (86).

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.

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 December 2024.

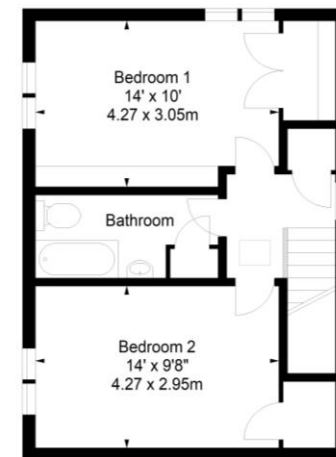
Cuddyside,
Peebles,
Scottish Borders, EH45 8EN



Approx. Gross Internal Area
888 Sq Ft - 82.50 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



First Floor



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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