



19 Standalane View, Peebles, Peeblesshire, EH45 8LS
Offers Over £450,000



A fabulous four-bedroom modern detached family home with double integral garage, nestled within a highly sought-after development on the northern edge of the picturesque Borders town of Peebles.



DESCRIPTION:

Built in 2016, this impressive property boasts generous accommodation spread over two levels, encompassing a total of 1641 square feet, and features modern interiors and a well-planned layout, perfectly designed for modern family living, seamlessly combining comfort with practicality. Situated within walking distance of the highly regarded town centre, with an excellent array of amenities, immediate access to the breathtaking Tweed Valley countryside, featuring scenic walks and cycle paths right on the doorstep. Early viewing is highly recommended.

Offering a seamless comfortable flow throughout, the internal accommodation includes; A welcoming entrance hallway with a staircase leading to the upper floor, thoughtfully designed to include useful storage space below. Positioned at the front is a beautifully inviting sitting room with a charming bay window framing delightful views over the front garden and the tree-lined hills beyond, creating a relaxing ambiance. Spanning the rear of the property is a fantastic open-plan kitchen/dining and family space. The kitchen showcases a selection of modern wall and base units, seamlessly integrated with quality appliances, including an eye-level electric oven, gas hob, dishwasher, and fridge-freezer. The family and dining area provides generous space for both lounge and dining furniture, making it ideal for family gatherings and entertaining friends. Additionally, French doors lead out to the rear garden, enhancing the seamless transition between indoor and outdoor living. Also situated at the rear, is a practical utility room which offers dedicated space for a washing machine and tumble dryer, whilst also giving convenient access to a guest WC, and an external door leading out to the rear garden. On the first floor, a bright and airy galleried landing provides a welcoming space, complete with an airing cupboard and a loft access hatch for added convenience. The wonderful master suite boasts a spacious bedroom, separate dressing room with generous fitted wardrobe space, and a private en-suite shower room. Also enjoying front facing views is a guest bedroom with the added convenience of a fitted wardrobe, and a further private en-suite shower room. There are two additional comfortable bedrooms located at the rear, to which both boast captivating countryside views. Completing the accommodation is the modern family bathroom with two opaque windows to the rear, and fittings including a WC, wash hand basin, and a panelled bath.

OUTSIDE:

Externally, the property boasts private gardens at both the front and rear, offering delightful outdoor spaces. The open-style front garden features a well-maintained lawn bordered by flowerbeds, creating a welcoming approach. A monobloc driveway accommodating two vehicles, provides convenient access to the double integral garage. A gated side pathway leads to the private, enclosed rear garden, where stunning scenic views of the rolling hills beyond create a tranquil retreat. This thoughtfully designed outdoor space features a lush lawn, vibrant boxed flower beds adding bursts of colour, and two paved patios. These patios provide generous room for outdoor lounge and dining furniture, making it an ideal setting for alfresco dining, relaxation, and entertaining.

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 including 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.

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.

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.



**Standalane View,
Peebles,
Scottish Borders, EH45 8LS**



Approx. Gross Internal Area

1641 Sq Ft - 152.45 Sq M

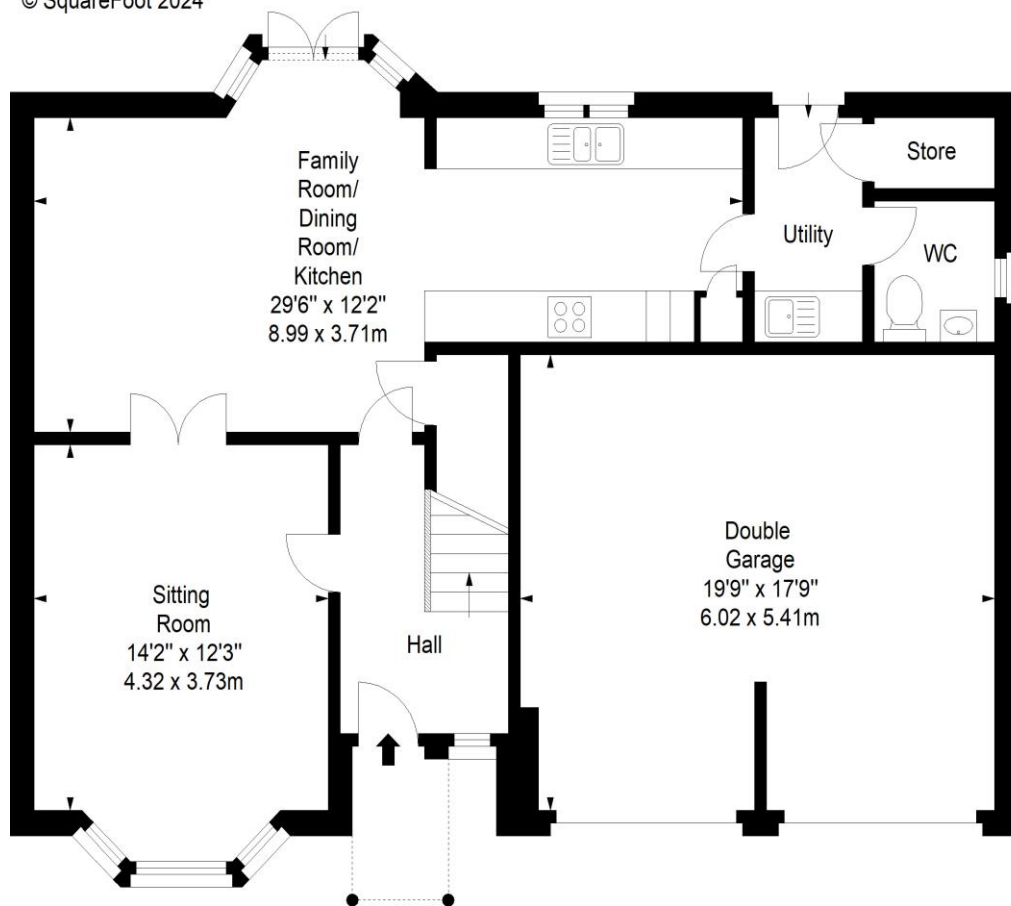
Double Garage

Approx. Gross Internal Area

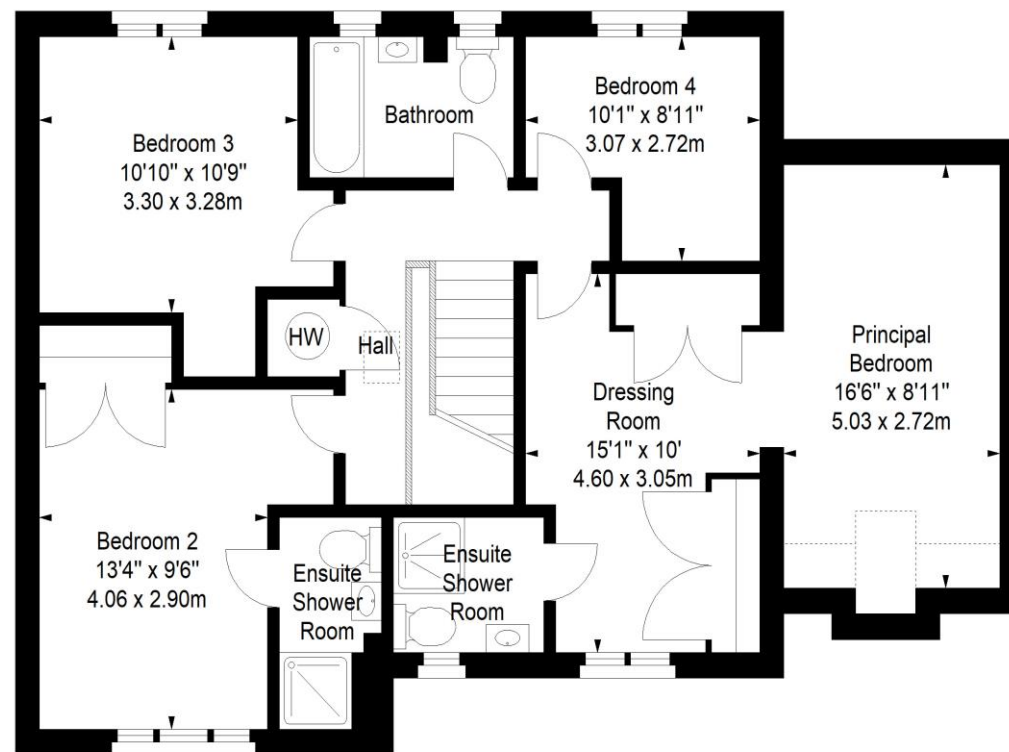
348 Sq Ft - 32.33 Sq M

For identification only. Not to scale.

© SquareFoot 2024



Ground Floor



First Floor



SERVICES:

Mains water and drainage. Mains electricity. Gas-fired central heating. UPVC double glazed windows. Telephone and FTTP broadband connection available.

DEVELOPMENT FACTOR:

The communal areas of the development are managed by Hacking and Paterson with a current annual charge of approximately £120.00.

ITEMS TO BE INCLUDED:

All fitted floor coverings, blinds, light fittings throughout, and integrated kitchen appliances 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 G. Amount payable for year 2024/2025 - £3,566.37. 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 (80) with potential B (88).

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.

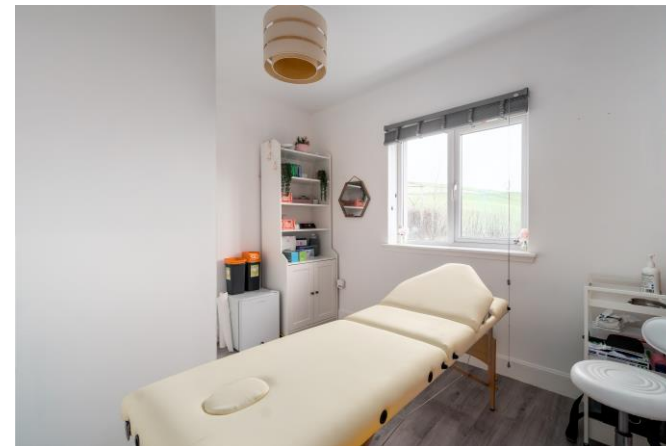
IMPORTANT NOTE:

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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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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		
(69-80) C		
(55-68) D		
(39-54) E		
(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.



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