



Kiltane, Eshiels, Peebles, Peeblesshire, EH45 8LZ
Offers Over £560,000



An exceptional six-bedroom detached house providing breathtaking views, framed by the scenic beauty of the Tweed Valley countryside, nestled in the serene hamlet of Eshiels, just one mile east of the enchanting market town of Peebles.



DESCRIPTION:

Constructed in 2000, named "Kiltane", the property boasts generously proportioned living spaces spanning an impressive 2,553 square feet, surrounded by expansive mature gardens, complemented by a substantial driveway, and an integral double garage. Enjoying a versatile layout which opens up numerous living possibilities, easily adaptable to various lifestyle preferences, and a semi-rural location with easy access to the open countryside, this property is sure to prove popular with early viewing highly recommended to fully appreciate the accommodation, location, and views on offer.

The well-designed interior layout which spans across two levels, includes; a welcoming entrance hallway with a staircase to the upper floor, a spacious under-stair storage cupboard, and a ground floor shower room elevated by the addition of a sauna, creating a touch of luxury. Situated at the front is the spacious, well-designed breakfasting kitchen fitted with an excellent array of wall and base units complemented by contrasting worktop surfaces, equipped with integrated appliances such as a double electric oven, five ring gas hob, dishwasher, and a fridge freezer. Ample space for a table and chairs creates an ideal setting for relaxed and informal dining, complemented by a window that bathes the area in natural light. Adjacent to the kitchen, accessed via a hallway with two storage cupboards, the utility room offers fitted shelving, a sink, and designated space for a washing machine, and a tumble dryer, with the added benefit of an external door for seamless access to the side garden. The formal dining room offers an inviting space for hosting gatherings with family and friends, and connects seamlessly through to a fabulous, relaxing sunroom offering magnificent views, enhanced by a glazed external door providing direct access to the private rear garden. The bright and spacious sitting room is accentuated by French doors that open up to the garden and provide captivating views, whilst a charming multifuel stove becomes a delightful focal point, and a separate door leads into the discreet office. Accessible from the main hallway, is a cosy family room which boasts French doors to the rear, and a separate staircase leading to a second floor with a bedroom and a shower room. This versatile space offers an excellent opportunity to create self-contained accommodation. Elsewhere on the ground floor, you'll find a practical cloak area with an internal door providing entry to the double garage. The upper floor enjoys a gallery hallway landing providing access to all first-floor accommodation, and an access hatch to the loft space. Situated at the rear, the inviting master bedroom offers stunning panoramic views which can be appreciated from a delightful balcony accessed via glazed French Doors, a wonderful spot to relax and unwind. The bedroom features twin double fitted wardrobes, and an ensuite shower room adorned with fully tiled walls and a side-facing opaque window. There are four further comfortable bedrooms, one located to the rear with scenic views, and three enjoying windows with a peaceful leafy outlook to the front of the property. Concluding the accommodation is the family bathroom, featuring a WC, washbasin, double-ended bath with a mains overhead shower, and an opaque window to the side of the property.

OUTSIDE:

Externally, there are private gardens to the front, side, and rear of the property. The front garden features an area of lawn surrounded by mature shrubbery, complemented by a spacious monobloc driveway offering off-street parking for several vehicles leading to the integral double garage which is conveniently fitted with an external wall-mounted Electric Vehicle charger. A timber gate on the side leads to the expansive south-facing rear garden, divided into two sections by timber fencing, featuring a generously sized paved patio accessible from the sunroom and sitting room, this delightful space offers truly fantastic scenic views and all-day sun—a perfect setting for alfresco dining, and entertaining in the warmer summer months. The rear gardens are fully bound by timber fencing. The garden has been designed with low maintenance in mind. The part nearest the house is mainly laid to lawn, whilst the further away area enhances biodiversity with wildflowers and mature fruit trees. A small decking area and summer house are nestled in the far away corner, offering a contemplative space to further enjoy the views across the Tweed Valley.

LOCATION:

The property is located in the quiet semi-rural hamlet of Eshiels, one mile east of The Royal Burgh of Peebles. The thriving picturesque market town of Peebles is the third largest town in the Borders with a population of around 9,000. The town offers an excellent array of amenities including banks, post office, a range of independent shops, supermarkets, and restaurants, as well as schools at primary and secondary levels. There is also a swimming pool, leisure centre, theatre, and an arts centre. The local area is particularly well served for recreational activities with excellent golf courses, fishing, walking and mountain biking at the renowned Glentworth all within easy reach. In the summer, Peebles really comes alive with residents treated to some spectacular events right on their doorstep, including the Beltane Week, Tweed Love Cycling Festival, Agricultural Show, Arts Festival, Jazz Festival and Highland Games. There is good access from Peebles to the other Borders' towns via the road network, with the A703 giving access to Edinburgh City Bypass, and the capital beyond. A regular bus service runs to and from Edinburgh and to neighbouring towns including Galashiels.



SERVICES:

Mains water. Private drainage. Mains electricity. Gas fired central heating. UPVC double glazed windows. Telephone and fibre broadband connection.

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. The three wall lights, and the curtains in the sitting room are excluded from the sale.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category G. Amount payable for the financial 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 (74) with potential B (92).

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.



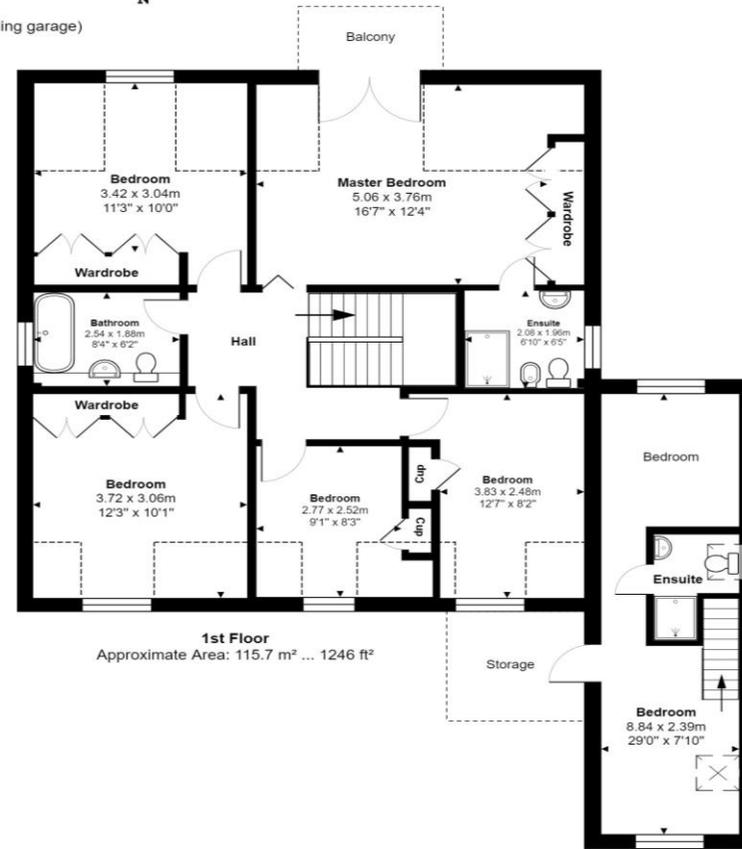
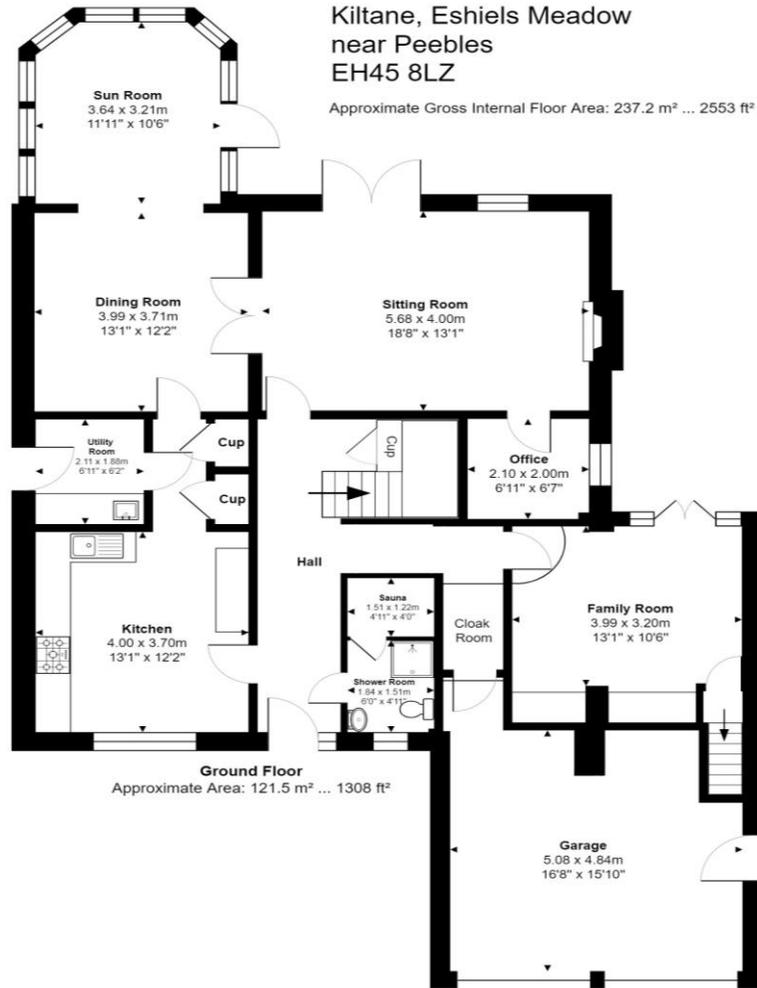
ANTI-MONEY LAUNDERING REGULATIONS:

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 March 2024.

Kiltane, Eshiels Meadow
near Peebles
EH45 8LZ

Approximate Gross Internal Floor Area: 237.2 m² ... 2553 ft² (excluding garage)



For Identification Only. Not to scale

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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SALES

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