



Livingstone Cottage, Greenside, Peebles, Peeblesshire, EH45 8JA
Offers Over £365,000



Livingstone Cottage is a charming two-bedroom traditional stone cottage with private garden and off-street parking, occupying a peaceful yet central location, just a short stroll from the vibrant high street of the picturesque Borders town of Peebles.



DESCRIPTION:

Dating back to the late 1800's, the property exudes timeless charm and character, complemented by tasteful, modern upgrades that cater to contemporary family living. Presented in good decorative order throughout, the cottage boasts 1,279 square feet of well-proportioned accommodation spread across two levels, offering a comfortable and inviting layout. With its blend of traditional allure with modern convenience, and views over the River Tweed, Livingstone Cottage is a delightful home with broad appeal, sure to captivate a variety of buyers. Early viewing is highly recommended to fully appreciate everything this wonderful property has to offer.

With a welcoming approach through to private garden, the internal accommodation begins with an inviting entrance porch, which opens into a warm and welcoming hallway featuring a staircase leading to the upper floor. The sitting room enjoys a front-facing window that offers delightful views over the private garden and the River Tweed beyond. At its heart is a multi-fuel burning stove set within the original open fire recess, which not only provides cosy warmth but also serves as an attractive focal point. A useful and sizable under stair cupboard is also accessed via this space providing excellent storage space. Situated at the rear of the property, the kitchen is fitted with a stylish array of wall and base units, complemented by contrasting worktop surfaces which incorporates a classic Belfast sink. Adding to its charm is a Rangemaster cooker, seamlessly blending character with functionality. Whilst space and connections are provided for a washing machine, dishwasher, and fridge-freezer. Adjacent to the kitchen is a versatile space that offers many possibilities, whether as a home office, play room, or dining area. This space also provides access to a compact outdoor area, and a recently added contemporary ground-floor shower room, a practical and stylish enhancement to the home. Completing the ground floor accommodation is an additional versatile room that enjoys those front-facing views of the River Tweed. Currently arranged as a formal dining room, this space features an attractive original fireplace and could easily serve as a third bedroom, offering flexibility to suit a variety of needs. On the upper floor, the hallway landing offers access to two inviting double bedrooms, one of which benefits from fitted storage space, with both featuring charming bay-style dormer windows that face the front of the property. The landing also leads to a practical storage cupboard housing the boiler, and an exceptionally spacious family bathroom, which includes a WC, a wash hand basin, a luxurious freestanding roll-top bath, and a separate shower unit, combining style and functionality.

OUTSIDE:

Externally, the charm continues with a private front garden enclosed by original stone walling, timber fencing, and an iron access gate. The south-facing garden offers idyllic views along with the tranquil sounds of the flowing waters of the River Tweed. The garden features two sections of lawn and an attractive paved area that extends from the front of the property, creating several inviting spaces for alfresco seating and dining. A fully chipped private driveway provides off-street parking for two vehicles and also includes a timber double garden shed, offering excellent outdoor storage space.

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.



SERVICES:

Mains water and drainage. Mains electricity. Gas central heating. UPVC double glazed and timber single glazed windows. Telephone and broadband connection.

CONSERVATION AREA AND LISTED BUILDING:

The property is located within the Peebles Town Conservation area. The property is not listed.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, blinds, and the Rangemaster cooker will be included in the sale of the property. Other items within the property may be available under separate negotiation.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category D. Amount payable for the financial year 2024/2025 - £1,902.50. The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

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.

EPC RATING:

The Energy Efficiency Rating for this property is E (50) with potential B (85).

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. Email address: mail@jbmestateagents.co.uk. 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:

While we believe the information provided to be accurate, it is not guaranteed. All areas, measurements, and distances are approximate. The descriptions, photographs, and floorplans are intended for guidance only and are not necessarily comprehensive. It should not be assumed that the property remains exactly as photographed. Any error, omission, or misstatement shall not annul the sale, entitle any party to compensation, nor provide grounds for legal action. JBM Estate Agents have not tested any services, equipment, or facilities. Prospective purchasers are advised to satisfy themselves by inspection or otherwise and to seek their own professional advice. All descriptions and references to the property's condition are made in good faith. While every effort is made to ensure accuracy, please contact us to confirm any details of particular importance to you, especially if you are planning to travel a considerable distance.

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 January 2025.

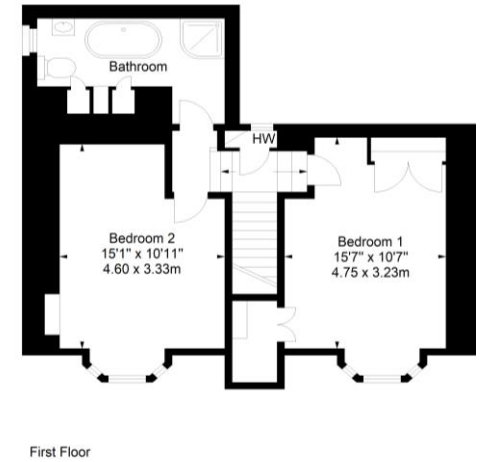
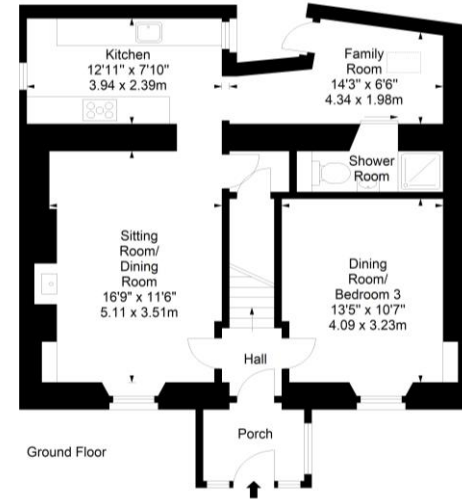




**Livingstone Cottage,
Greenside,
Peebles,
Scottish Borders, EH45 8JA**



Approx. Gross Internal Area
1279 Sq Ft - 118.82 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 | | 50 | |
| (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 | | | 82 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 41 | |
| (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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