



11 Forest View, Peebles, Peeblesshire, EH45 9BW
Offers Over £220,000



A delightful three-bedroom terraced house featuring private gardens, perfectly situated in a peaceful yet convenient location within walking distance of the vibrant High Street in the charming Borders town of Peebles.



DESCRIPTION:

Constructed in the 1980's, this property showcases clean modern interiors, complemented by layout offering comfortable accommodation across two floors extending to 850 square feet. Located approximately a ten-minute walk from the bustling town centre, offering an array of excellent amenities, scenic park and riverside walks, and nearby schooling at both primary and secondary levels, this property is sure to appeal to a wide range of buyers. Early viewing is highly recommended.

Well-presented in walk-in condition, the light and airy interior begins with an inviting entrance hallway featuring a staircase leading to the upper floor, with a fantastic open area below that enhances the overall sense of space and openness. The bright and inviting sitting room is a spacious area filled with natural light streaming through rear-facing patio doors, which also provide a lovely outlook over the rear garden and beyond. With charming woodland views to the front, the kitchen boasts a range of sleek modern wall and base units, beautifully paired with contrasting worktops and a classic Belfast sink. Integrated appliances include an electric oven and hob with an extractor fan above, a dishwasher, and a washing machine. Additionally, there is a large walk-in storage cupboard, space and connections for a fridge freezer, along with plenty of room for a small table and chairs, perfect for casual dining. Completing the ground floor layout is a useful guest WC. Up on the first floor, there is a hallway landing which includes a ceiling hatch allowing access to the loft space. Located to the front, the principal bedroom is of a generous size and offers ample fitted storage. To the rear are two additional bedrooms, a comfortable double with pleasant views and a cosy single, perfect for a variety of uses.

OUTSIDE:

Externally; the property features private gardens at both the front and rear. The front garden includes a low-maintenance chipped driveway with off-street parking for two vehicles, complemented by a paved pathway lined with mature hedging leading to the entrance. The rear garden offers a secluded retreat, boasting a lush lawn surrounded by mature plants and shrubs. A charming paved patio provides the perfect setting for alfresco dining and lounging during the summer months. Additionally, a garden shed offers handy outdoor storage, and the entire space is enclosed by timber fencing.

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.

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.



SERVICES:

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

ITEMS TO BE INCLUDED:

All fitted floor coverings, blinds, fitted light fittings throughout, and both integrated and free-standing 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 C. Amount payable for the financial year 2024/2025 - £1,691.11. 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 C (76) with potential B (89).

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.



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.

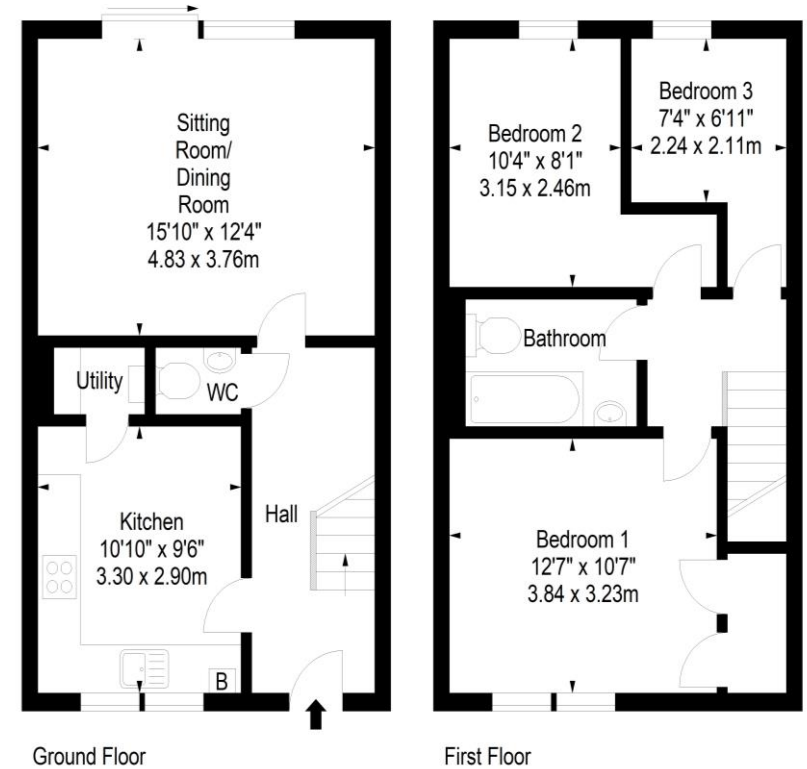
ANTI-MONEY LAUNDERING REGULATIONS:

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.

Forest View,
Peebles,
Scottish Borders, EH45 9BW



Approx. Gross Internal Area
850 Sq Ft - 78.97 Sq M
For identification only. Not to scale.
© SquareFoot 2025



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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