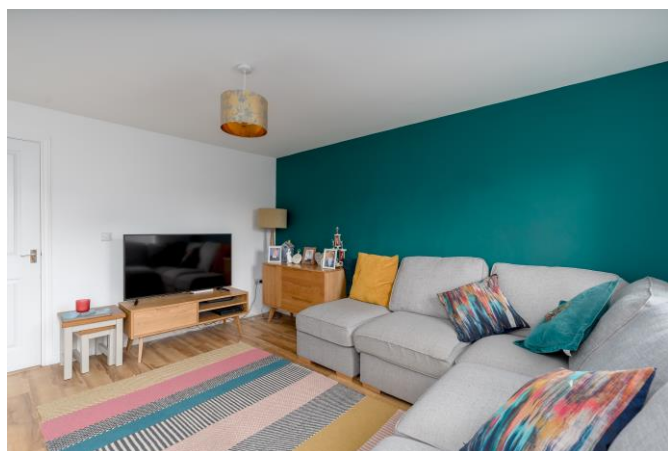




46 Kittlegairy View, Peebles, Peeblesshire, EH45 9LZ
Fixed Price £230,000



A modern three-bedroom mid-terraced home, built in 2015, set within a sought-after development on the tranquil outskirts of the charming and Picturesque Borders town of Peebles.



DESCRIPTION:

Well-presented throughout with stylish interiors, the property offers 736 square feet of comfortable, thoughtfully designed accommodation spread across two floors and boasts a private, and enclosed rear garden. Located around a 20-minute walk from the town centre with its wide range of local amenities, well-served by a local bus route, and within walking distance of both primary and secondary schools, this property is sure to appeal to a wide range of buyers, early viewing is highly recommended.

The well-appointed interior begins with a bright and welcoming entrance hallway with a staircase leading to the upper floor, along with a convenient guest cloakroom with WC. Positioned at the rear, the bright and spacious sitting room offers a relaxing atmosphere with ample space for both lounge and dining furniture, and features a practical storage cupboard, a rear-facing window, and French doors which open directly out to the garden. Located at the front, the stylish and contemporary kitchen is fully integrated and thoughtfully designed, featuring a range of sleek wall and base units with contrasting worktops, incorporating a stainless steel sink unit. Integrated appliances include an electric oven, gas hob, cooker hood, dishwasher, washing machine, and fridge freezer. Additionally, there is space for a bistro table and chairs, making it a versatile and functional space for casual dining. On the first floor, a hallway landing provides access to all rooms and includes a useful linen cupboard, along with a hatch leading to the loft space. Positioned at the front, the principal bedroom comes complete with a built-in wardrobe and a window that offers a picturesque outlook over the countryside beyond. Located at the rear, there is a bright and spacious double bedroom, alongside a versatile single bedroom that could equally serve as a home office or nursery. Completing the accommodation is the part-tiled family bathroom, featuring a WC, wash hand basin, and a panelled bath with a mains overhead shower. An opaque front-facing window allows natural light to fill the space while ensuring privacy.

OUTSIDE:

Externally, the property boasts private gardens to both the front and rear. The open-style front garden is neatly laid to lawn and enhanced by mature shrubbery, creating an inviting first impression. To the rear, the fully enclosed and private garden is also laid to lawn, featuring a paved pathway leading to a timber gate for external rear access. This delightful outdoor space is perfect for enjoying during the warmer summer months and is securely enclosed by timber fencing. Ample resident and visitor parking is available at the front 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.

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.



SERVICES:

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

DEVELOPMENT FACTOR:

The communal areas of the development are managed by Scottish Woodlands Trust with an annual factoring charge of approximately £255 payable in 2024

ITEMS TO BE INCLUDED:

All fitted floor coverings, blinds, fitted light fittings, 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 C, with an annual charge of £1,691.11 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.

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 B (81) with potential A (94).

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.



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."

Particulars prepared February 2025.

Kittlegairy View,
Peebles,
Scottish Borders, EH45 9LZ

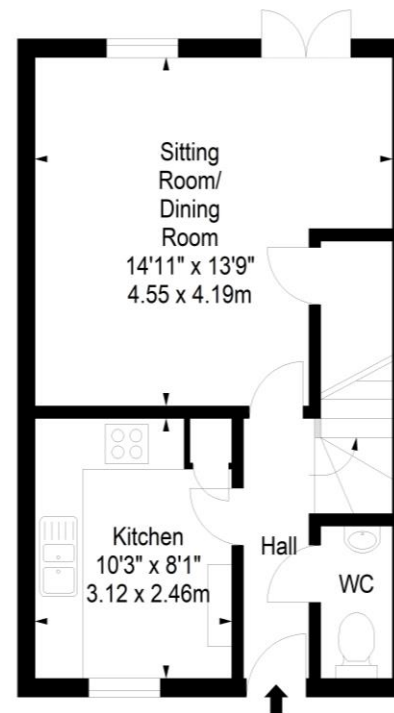
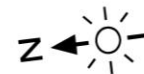


Approx. Gross Internal Area

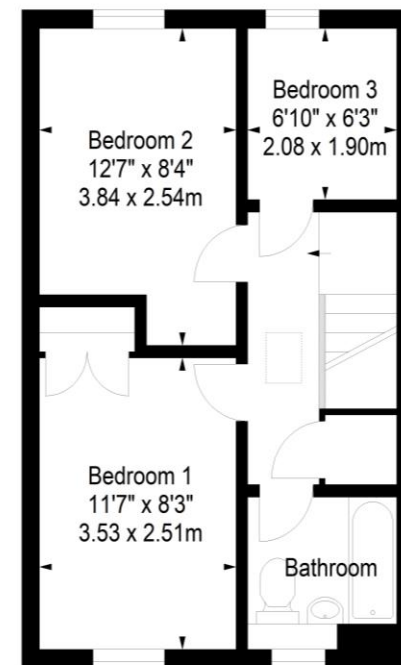
736 Sq Ft - 68.37 Sq M

For identification only. Not to scale.

© SquareFoot 2025



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.



10 Northgate, Peebles, EH45 8RS
Tel: 01721 540170 Fax: 01721 520104
Email: mail@jbmeestateagents.co.uk
www.jbmestateagents.co.uk