



3 Kittlegairy Way, Peebles, Peeblesshire, EH45 9NL
Fixed Price £410,000



A fabulous four-bedroom modern detached family home with a single integral garage, located within a sought-after contemporary development on the edge of the picturesque Borders town of Peebles.



DESCRIPTION:

Built in 2012, this fantastic modern property is beautifully presented throughout and offers generous accommodation spanning an impressive 1,412 square feet across two floors, providing a perfect blend of contemporary style and comfort. Thoughtfully designed for modern family living, the property features a delightful garden room, an open-plan dining kitchen, and a south-facing rear garden. Sure to be popular with a wide range of buyers, early viewing is highly recommended to fully appreciate the accommodation available.

Presented in excellent decorative order, the internal layout offers a comfortable flow, beginning with a bright entrance hallway that includes a guest cloakroom and staircase to the upper floor. To the left, the light-filled relaxing sitting room features a dual aspect with windows to the front and side, overlooking Kittlegairy Way. The dining family area has a side-facing window and two sets of French doors, one leading to the garden room and the other opening into the kitchen, enhancing the option for open-plan living, the perfect space for family gatherings and entertaining. The dining area also provides access to an understairs storage cupboard, and a useful utility room fitted with modern units, a stainless-steel sink, space for a washing machine, and an external door to the garden. The kitchen boasts elegant wall and base units with contrasting worktops, a stainless-steel sink unit, and integrated appliances including a gas hob, extractor hood, eye-level electric oven, dishwasher, and fridge freezer. The ground floor is completed by the garden room at the rear, which is currently set up as a formal dining area, and features all-around windows and French doors opening to the charming rear garden. Upstairs, a light and airy landing includes two storage cupboards and an access hatch to the loft space. The generous master bedroom positioned at the front, comes with fitted wardrobes and a private en-suite shower room with a WC, wash hand basin vanity unit, and a stylish enclosed shower. There are three additional double bedrooms, two positioned at the rear, and the other set to the front which features a fitted wardrobe. The family bathroom completes the upper floor, featuring a WC, wash hand basin, and a panelled bath with a mixer shower over, with natural light streaming in through an opaque rear window.

OUTSIDE:

Externally, the property boasts private gardens to the front, side, and rear. The front garden features a mix of lawn and decorative chips, a raised flower bed, and a monobloc driveway providing off-street parking leading to the single integral garage. A paved pathway to the side of the house, leading to the private and enclosed rear garden. The spacious rear garden is a standout feature, with a generous area of lush green lawn, a chipped area to the side, and a large timber decked area at the rear. This deck provides ample space for both outdoor lounge and dining furniture, making it ideal for alfresco dining and entertaining during the summer months. The garden is fully 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.





SERVICES:

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

DEVELOPMENT FACTOR:

The communal areas of the development are managed by Scottish Woodlands Trust with an annual factoring charge of around £255 payable in 2023/2024.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, blinds throughout, and the 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 (89).

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.

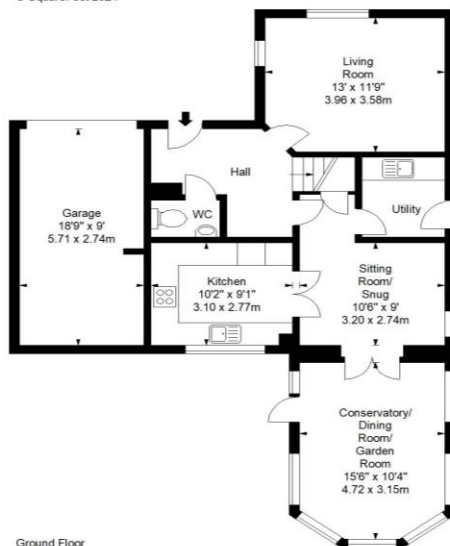
Particulars prepared March 2024.



Kittlegairy Way,
Peebles,
Scottish Borders, EH45 9NL



Approx. Gross Internal Area
1412 Sq Ft - 131.17 Sq M
Garage
Approx. Gross Internal Area
171 Sq Ft - 15.89 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		
(69-80) C	80	89
(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 (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	80	88
(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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