

28 Connor Street, Peebles, Peeblesshire, EH45 8HD

Offers Over £285,000

JBM ESTATE AGENTS

An extremely delightful three-bedroom end-terrace family home with private gardens pleasantly positioned within an established residential area of the picturesque Borders town in Peebles.











DESCRIPTION:
Built in the 1950's, the property has been thoughtfully updated throughout, creating a stylish and modern interior that is ready to move into and enjoy. Arranged over two levels, the accommodation extends to approximately 886 square feet and offers a comfortable and practical layout, further complemented by an impressive timber garden room providing an additional 318 square feet of versatile space. Ideally positioned just a short stroll from schooling, and the vibrant town centre, the property is perfectly placed to enjoy an excellent selection of independent shops, cafés, bars, and restaurants, together with attractive parks, cycle paths, and picturesque riverside walks along the River Tweed. Early viewing is highly recommended.

Approached through the mature front garden, the property opens into a bright and welcoming entrance hallway, with a staircase rising to the first floor. The sitting room enjoys a pleasant dual aspect, with windows to both the front and rear capturing elevated views across the surrounding countryside. A log-burning stove, recessed within the original fireplace, provides a warm and inviting focal point. Accessed from the sitting room, the contemporary kitchen is fitted with an excellent range of stylish wall and base units, complemented by contrasting worktops. Integrated appliances include a gas hob with extractor hood above, electric oven, microwave, dishwasher, fridge freezer, and a washing machine. A rear-facing window provides natural light, while an external door offers convenient access to the garden. Also located on the ground floor is a comfortable double bedroom, enjoying a front-facing window. This versatile room could equally lend itself to use as a second reception room, home office, or playroom, depending on individual requirements. On the first floor, the landing benefits from two built-in storage cupboards, while a ceiling hatch provides access to a floored loft space, offering excellent additional storage. There are two comfortable double bedrooms on this level, with the larger enjoying beautiful views across Peebles to the front, whilst the second bedroom features a side-facing window and fitted wardrobes. Completing the accommodation is the modern shower room which incorporates a WC, vanity wash hand basin, and a mains shower with feature recessed shelving. A side facing opaque window allows in the natural light.

OUTSIDE:
Externally, the property enjoys private garden grounds extending to the front, side, and rear. The front garden offers a generous array of mature plantings and established shrubbery, decorative chipped areas complemented by a driveway to the side providing useful off-street parking. A paved pathway leads around to the rear garden, which is fully laid with attractive sandstone paving arranged over two levels and thoughtfully incorporating a flower bed area. A superb outdoor space, with ample room for both al fresco dining and relaxed outdoor seating options, while enjoying lovely views towards the tree-lined Venlaw Hills. Further enhancing the garden is a substantial timber garden studio, which is fully lined and insulated and benefits from power and lighting. Offering excellent versatility, it could be used as a home office, additional reception space, hobby room, or studio, providing a particularly useful and appealing addition to the property.

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 in an exciting extensive programme. 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-fired central heating. UPVC double-glazed windows. FTTP broadband connections available.

ITEMS TO BE INCLUDED:
All fitted floor coverings, fitted light fittings (excluding the larger first floor bedroom), 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 £2,018.52 payable for the year 2026/2027. 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 D (66) with potential C (73).

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:
All offers must be submitted to the Selling Agents in Scottish legal form, either by email to mail@jbmestateagents.co.uk or in writing to JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. The seller reserves the absolute discretion to accept or reject any offer received and is under no obligation to accept the highest or any offer. By law, all offers received will be intimated to the seller as soon as reasonably possible until formal conclusion of missives has taken place, unless the seller has provided specific written instructions not to pass on certain offers. Notwithstanding the receipt of an acceptable written offer, until missives are concluded, the seller and the Selling Agents reserve the right to continue marketing or re-market the property and to resume or conduct further viewings, particularly in the event of any delay by the purchaser in progressing the transaction. The purchaser or their solicitor will be notified in writing should the seller subsequently decide to place the property back on the market.

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:
JBM Estate Agents is a regulated estate agency business and is subject to the Money Laundering Regulations 2017, the Criminal Finances Act 2017, the Proceeds of Crime Act 2002 (POCA), the Economic Crime (Transparency and Enforcement) Act 2022, and other relevant legislation. We are required to comply with the guidelines set out by the regulator for the estate agency sector, HM Revenue & Customs (HMRC). In accordance with these requirements, we are legally obliged to carry out identity and source-of-funds checks on all property buyers. These checks are completed through an independent third-party verification provider and must be successfully concluded before an offer can be formally accepted or a property marked as "under offer." All buyers are required to complete third-party AML verification, for which a non-refundable fee of £20 plus VAT (£24 in total) per individual applies. All information is handled securely and in accordance with current data protection legislation. JBM Estate Agents is registered for AML supervision with HMRC under registration number XBML00000125848, and we are legally required to report any evidence or suspicion of money laundering to the relevant authorities without notification.







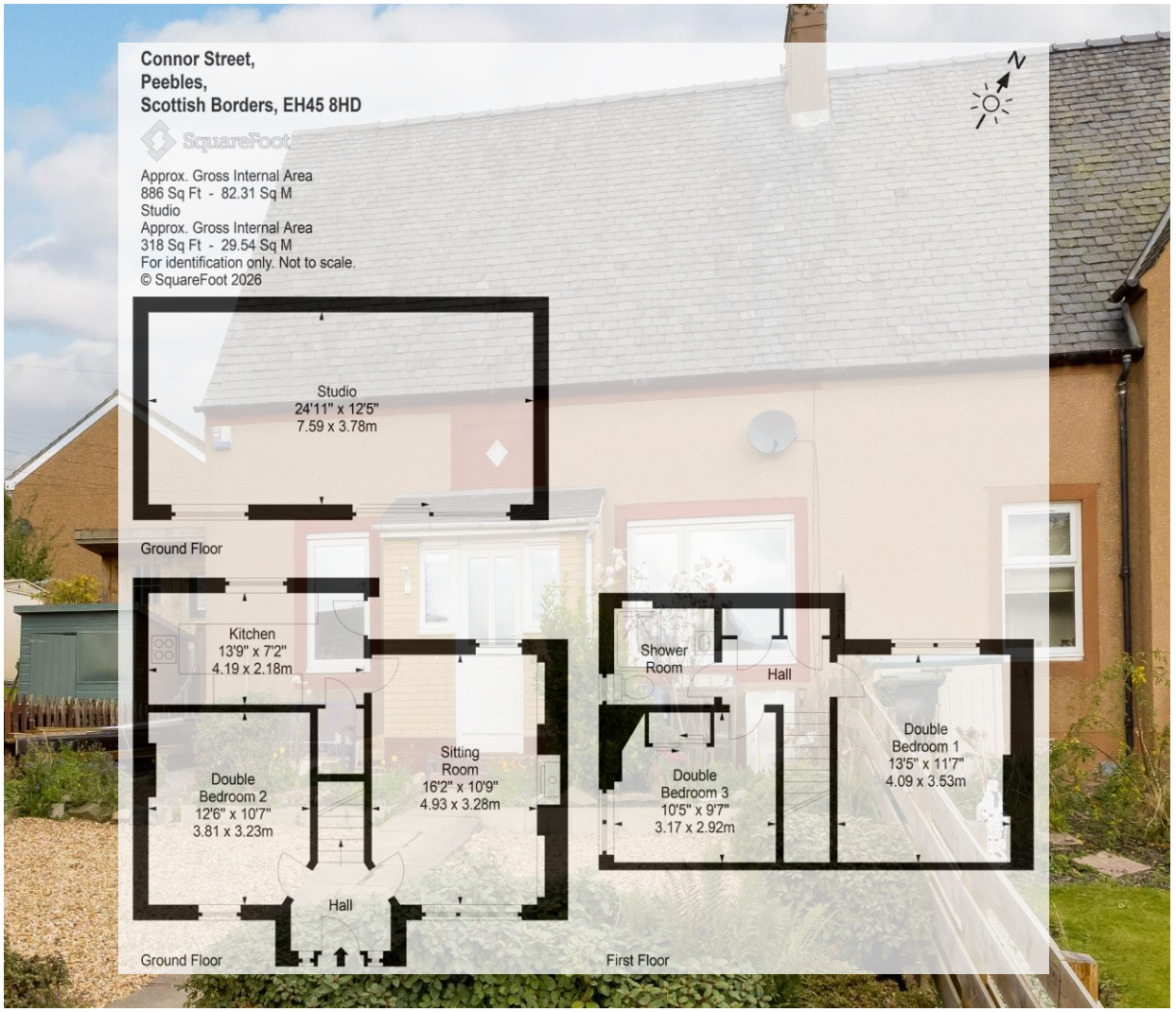












Please note: A. As these particulars have been prepared solely for the guidance of prospective purchasers, they can never constitute part of any offer or contract. B. Any measurements are taken at the widest point in each room where practical by way of mechanical or electronic devices, and no warranty 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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10 Northgate, Peebles, EH45 8RS
Tel: 01721 540170 Fax: 01721 520104
Email: mail@jbmestateagents.co.uk
www.jbmestateagents.co.uk

J401 Printed by Ravensworth 01670 713330