

**Peebles**

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**Offers Over £260,000**

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**Apartment 5, Kingsmeadows House, Peebles, EH45 9HR**



Kingsmeadows House, built in 1795 by Sir John Hay, is an iconic piece of Peebles' history, located within the Peebles Conservation Area — the largest designated conservation area in the Scottish Borders. Originally designed as a private residence, Kingsmeadows House has evolved over the years, retaining its historic charm and architectural significance. Today, this B listed historic property has been thoughtfully converted into modern residential flats, blending period charm with contemporary living. This particular two-bedroom ground-floor flat is in immaculate condition, offering a comfortable and stylish living space while retaining the grandeur and character of its storied past. With its prime location within the conservation area, residents of Kingsmeadows House are surrounded by the beauty of Peebles' heritage and scenic landscapes.

## Accommodation

### GROUND FLOOR

- \* Hallway
- \* Open plan triple aspect kitchen / living room with integrated appliances with a door to the garden grounds
- \* Spacious double bedroom
- \* Further bedroom
- \* Bathroom with over-bath shower

### ADDITIONAL INFORMATION

- \* Gas central heating
- \* Double glazing
- \* Internal store cupboard
- \* Residents parking
- \* Communal landscaped garden grounds surrounding the property
- \* Factored by James Gibb Edinburgh, approx £300pm including building insurance

## Apartment 5, Kingsmeadows House, Peebles, EH45 9HR

Approximate Gross Internal Area = 63.0 sq m / 678 sq ft

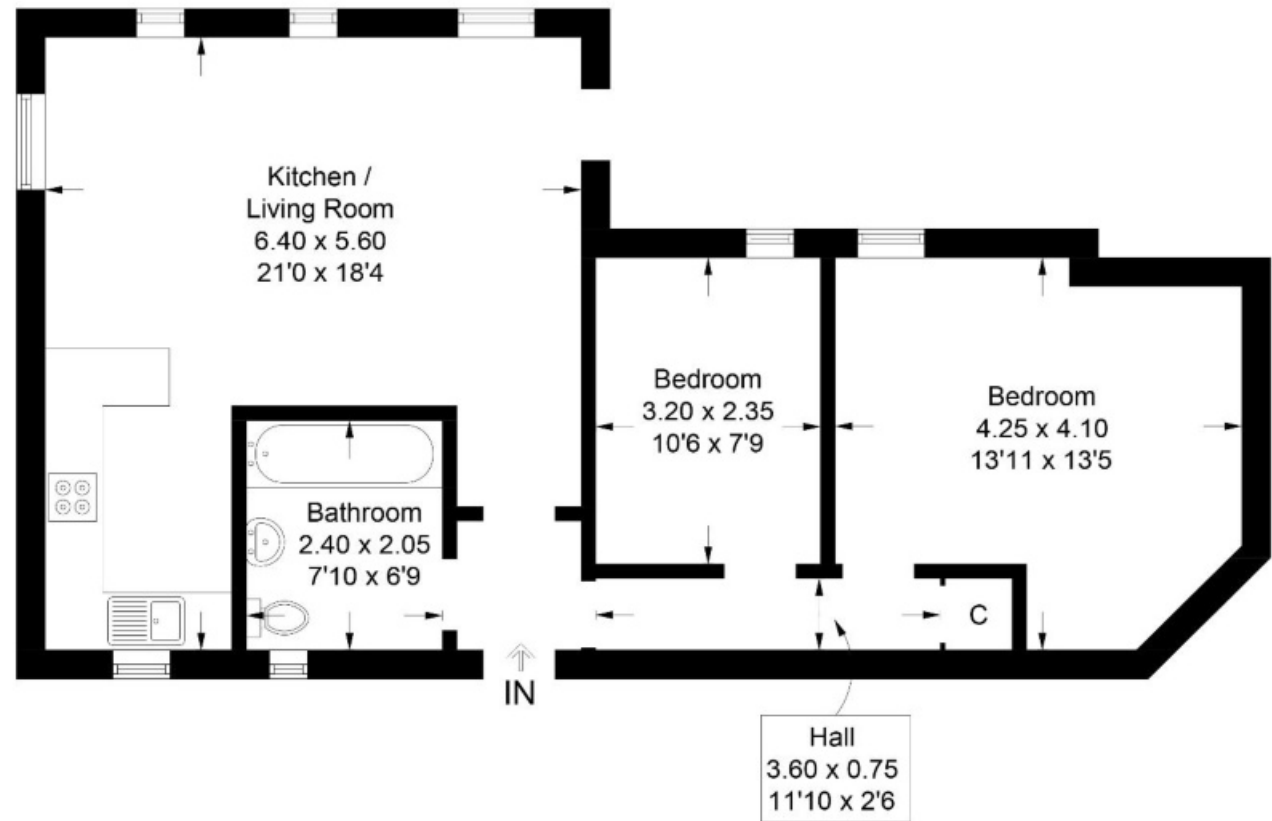


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1142967)

### Situation

The market town of Peebles sits amidst beautiful scenery in the heart of the Borders countryside. It is an idyllic and highly accessible location within easy commuting distance of Edinburgh and the other Border towns. Peebles offers an excellent choice of shops, supermarkets, restaurants and bars together with highly regarded schooling from nursery through to secondary years. There are a wide range of recreational facilities including the Gytes Leisure Centre, public swimming pool and Eastgate Theatre. Outdoor pursuits are on offer in abundance such as hill and riverside walks, fishing in the River Tweed, golf and mountain biking at the world renowned Glentress Forest.

### Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

### Services

Mains gas, electricity, water and private drainage (Septic tank)

### EPC

Band B

### Council Tax

Band E

### Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

**Peebles**

**Call 01721 723999**

5 Northgate,  
Peebles, EH45 8RX  
Phone: 01721 723999  
Fax: 01721 723888  
Email: peebles@cullenkilshaw.com

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Monday to Friday: 9.00am to 5.00pm  
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Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.