



85/2 Kingsland Terrace, Peebles, Peeblesshire, EH45 8HH  
Offers Over £175,000



Occupying a pleasant position with views over the Venlaw hills, a charming and characterful two-bedroom ground floor flat nestled in the picturesque Borders town of Peebles.



#### DESCRIPTION:

Positioned within a traditional solid stone building dating back to the late 1800s, this well-proportioned flat retains many original features and offers a comfortable layout across 637 square feet of thoughtfully designed accommodation. The property benefits from private garden space both at the front and rear, is presented in excellent decorative order throughout, and is ideally located within walking distance of the vibrant High Street. Early viewing is highly recommended.

Accessed through a shared hallway, presented in good decorative order throughout, the interior features an inviting entrance hall with elegant, traditional high ceilings. The sitting room overlooks the gardens through a rear-facing window and features lofty ceilings, recessed shelving, and a storage cupboard. With plenty of space for both lounge and dining, it's perfect for family gatherings and hosting friends. The kitchen, accessed from the sitting room, is equipped with a variety of wall and base units, enhanced by contrasting worktops and a stainless steel sink positioned beneath a rear-facing window. Integrated appliances include an electric oven, gas hob, and a dishwasher, whilst there is a free-standing washing machine, and undercounter fridge freezer. The property includes two well-proportioned bedrooms. The spacious main bedroom boasts a large front-facing bay window and retains traditional features, including ornate cornicing and a charming fireplace with an iron and tiled timber surround. The second bedroom, a comfortable single, also features an original fireplace and a front-facing window. The accommodation is completed by the bathroom, which includes a WC, washbasin, and a panelled bath with an overhead shower, all naturally lit by an opaque rear window.

#### OUTSIDE:

Externally, the property benefits from private gardens at both the front and rear. The front garden is primarily laid to lawn and enclosed by a charming traditional stone wall. At the rear, the area of private garden also features a section of lawn and includes a timber shed for convenient outdoor storage. Additionally, there is access to a communal drying green. Unrestricted on-street parking is available at the front of 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 four 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 throughout the year and there are a number of popular festivals throughout the year to include 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 central heating. UPVC sash and casement style double glazed windows. Telephone with broadband connection available.

#### ITEMS TO BE INCLUDED:

All fitted floor coverings, blinds and fitted light fittings throughout, integrated appliances, washing machine, fridge freezer, double wardrobe, and the corner work station will be included in the sale.

#### COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category B, with an annual charge of £1,479.72 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.

#### EPC RATING:

The Energy Efficiency Rating for this property is C (73) with potential C (79).

#### 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.



#### 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:

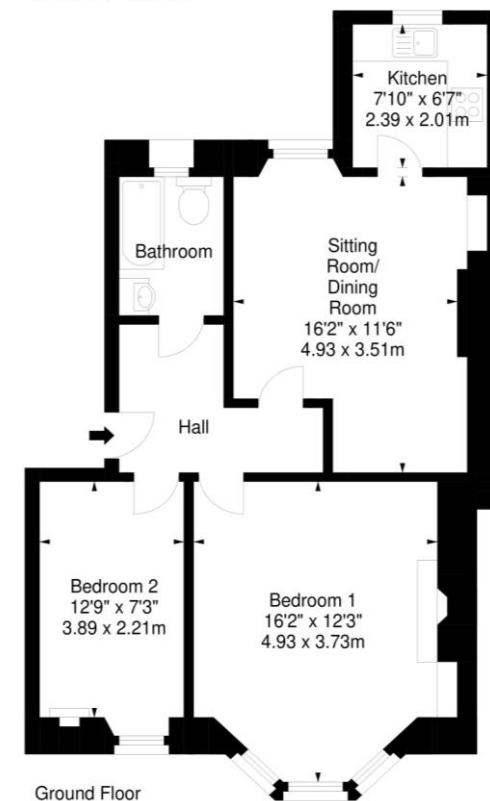
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified 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 October 2024.

Kingsland Terrace,  
Rosetta Road,  
Peebles,  
Scottish Borders, EH45 8HH



Approx. Gross Internal Area  
637 Sq Ft - 59.18 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



**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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