



Middle House, Kingsmuir Hall, Bonnington Road,
Peebles, Peeblesshire, EH45 9HE
Offers Over £475,000



An attractive four-bedroom traditional stone-built home, gracefully terraced alongside Kingsmuir Hall, a former mansion house, positioned within a highly sought-after and central location in the picturesque Borders town of Peebles.



DESCRIPTION:

Dating back to the late 1800s, Middle House exudes period charm while tasteful modern upgrades allow comfortable living with accommodation totalling an impressive 1889 square feet, perfectly blending timeless character with contemporary convenience. With generous private gardens, a prime location just a short stroll from the bustling High Street, and close proximity to excellent local amenities, schools, riverside walks, and parks, this handsome property is sure to attract interest. Early viewing is highly recommended.

Full of charm, retaining many original features, and well-presented throughout, the internal accommodation comprises; a spacious and inviting entrance hall which seamlessly transitions into a central hallway, providing access to all ground-floor accommodations. With dual windows framing views of the front garden, the sitting room offers an elegant and inviting space which features a period fireplace housing a wood-burning stove, creating a warm and charming focal point. At the rear, the fully upgraded kitchen boasts a stylish array of contemporary units, complemented by an integrated double electric oven, and induction hob with a sleek pendant style extractor fan above. The kitchen also offers designated space and connections for a dishwasher and fridge-freezer. Adjacent is a charming versatile room designed for both dining and relaxation, featuring a combined seating and dining area, the ideal setting for family gatherings and entertaining, which effortlessly blends comfort with functionality. Elsewhere on the ground floor is a practical understairs study area, a convenient utility cupboard, ample storage solutions, a rear porch providing seamless access to the garden, and a stylish family bathroom incorporating a WC, wash hand basin, roll-top bath, and separate shower enclosure. The split level first floor offers a unique yet practical layout with four comfortable bedrooms, and a shower room. Two comfortable bedrooms feature rear-facing windows offering charming leafy views, with one bedroom further enhanced by the convenience of a functional walk-in wardrobe. Two additional bedrooms, located at the front of the property, benefit from an abundance of natural light streaming through large Velux windows, and further storage within the eaves space.

OUTSIDE:

Externally, the enclosed front garden features a delightful array of mature plantings, complemented by a paved patio area and a charming, paved pathway that leads to the property, creating an inviting and welcoming approach. To the rear, the property boasts the convenience of off-street parking for several vehicles, along with a spacious composite decked area, perfect for alfresco dining on warmer summer days. Additionally, the property features a superb garden office, fully equipped with power, lighting, and underfloor electric heating. This versatile space, complete with a mezzanine level, offers endless possibilities for various uses. Tucked away and almost hidden, is a spacious walled garden area surrounded by mature plantings and trees, creating a private and secluded setting. This area also features a pond and a paved patio, while three timber sheds offer practical outdoor storage. Additionally; there is a solid, generous single garage which benefits from power and light.

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.

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 (New Smart Meter fitted). Mains gas fired central heating. A mixture of the single glazed casement and sash and case style windows with secondary glazing, and double glazed Velux windows. Telephone and FTTP broadband connections available.

CONSERVATION AREA AND LISTED BUILDING:

The property is located within the Peebles Town Conservation area. The property is category C listed.

ITEMS TO BE INCLUDED:

All fitted floor covering, curtains, blinds, fitted light fittings throughout (excluding the light fittings from the rear bedrooms), washing machine, 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 F. Amount payable for year 2024/2025 - £2,992.91. 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 D (61) with potential B (83).

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:

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.

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." 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 December 2024.



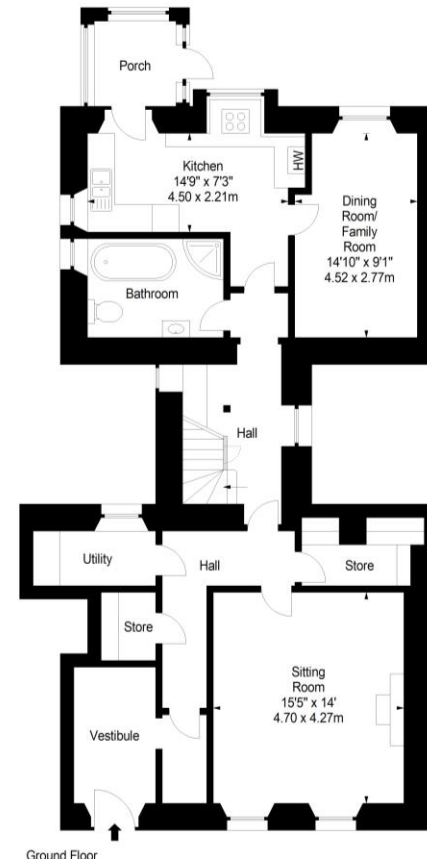
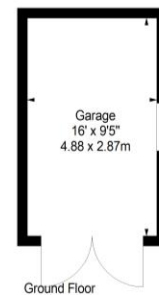




**Middle House,
Kingsmuir Hall,
Bonnington Road,
Peebles,
Scottish Borders, EH45 9HE**



Approx. Gross Internal Area
1889 Sq Ft - 175.49 Sq M
(Including Eaves)
Home Office
Approx. Gross Internal Area
183 Sq Ft - 17.00 Sq M
Garage
Approx. Gross Internal Area
152 Sq Ft - 14.12 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.



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