



Grieve Cottage, 3 Tweed Green Peebles, Peeblesshire, EH45 8AP
Offers Over £230,000



Grieve Cottage is a charming two-bedroom traditional stone semi-detached house featuring a private garden and offering delightful views of the River Tweed, positioned in the heart of the picturesque Borders town of Peebles.



DESCRIPTION:

Dating back to the late 1800's, the property boasts a well-maintained interior with tasteful décor and charming features whilst offering 756 square feet of thoughtfully arranged accommodation spanning two comfortable levels. With an excellent array of local amenities, parks, and both woodland and riverside walks on the doorstep, Grieve Cottage perfectly combines scenic tranquillity with a convenient central location. Early viewing of this delightful property is highly recommended to fully appreciate its charm and appeal.

With its warm and inviting ambiance, the deceptively spacious interior begins with a welcoming entrance hallway, featuring a staircase to the upper floor featuring storage space cleverly tucked beneath. Enjoying views over Tweed Green and the River Tweed, the sitting room offers a delightfully relaxing atmosphere featuring a wood-burning stove at its heart, which not only provides warmth but also serves as a charming focal point. Situated at the rear, the kitchen has been thoughtfully designed to complement the cottage's tasteful interiors, and features a range of stylish wall and base units, seamlessly incorporating space and provisions for all essential appliances. A rear-facing window fills the room with natural light, while a side door provides convenient access to the garden. With ample space for a table and chairs, the kitchen is perfectly suited for relaxed dining. Completing the ground floor accommodation is the extremely spacious modern shower room, which incorporates a WC, vanity wash hand basin, and a large walk-in shower. On the first floor, a hallway landing leads to two generously sized double bedrooms. The front bedroom enjoys idyllic views of the River Tweed, while the rear bedroom overlooks the enchanting private garden. A ceiling hatch located in the rear bedroom provides access to a convenient loft storage space.

OUTSIDE:

Externally, the property boasts a charming private garden at the rear, accessible both through an external side gate, and internally directly from the kitchen. This delightful outdoor space features a lush lawn bordered by mature plantings that provides bursts of colour year-round, whilst a lovely decked area offers the perfect setting for alfresco dining and relaxation during the warmer months. Additionally, a timber garden shed provides practical outdoor storage, and the entire garden is beautifully enclosed by original stone walling and timber fencing, creating a sense of privacy and character. On-street parking is available to 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 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 throughout the year and 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 central heating. UPVC double glazed windows. Telephone and FTTP broadband connection available.

IMPORTANT INFORMATION:

Grieve Cottage benefits from excellent flood preventions including - front and rear flood doors, a non-return valve installed on the external drain (situated in the rear alleyway), and a fully tanked ground floor system featuring a sump pump with UPS backup, all under a Wise guarantee. This system includes three accessible rodding points on the ground floor and requires annual maintenance.

CONSERVATION AREA AND LISTED BUILDING:

The property is located within the Peebles Town Conservation area. The property is not listed.

ITEMS TO BE INCLUDED:

All fitted floor coverings, blinds, and fitted light fittings throughout will be included in the sale of the property. Some items of furniture may be available under separate negotiation.

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.

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 E (54) with potential B (87).

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. Email address: mail@jbmeestateagents.co.uk. 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 January 2025.

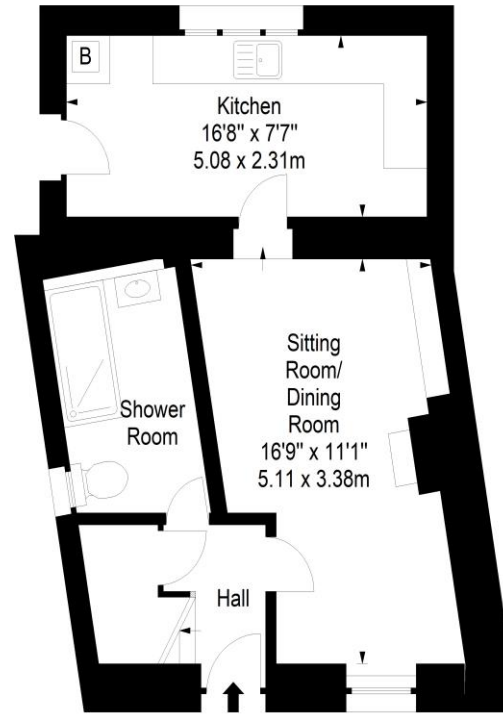




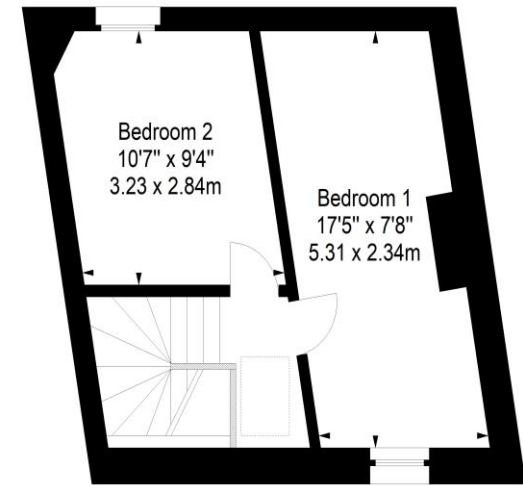
**Tweed Green,
Peebles,
Scottish Borders, EH45 8AP**



Approx. Gross Internal Area
756 Sq Ft - 70.23 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor

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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