



9 Standalane Terrace, Peebles, Peeblesshire, EH45 8LT
Offers Over £450,000



A magnificent five-bedroom detached family house occupying a sunny corner plot within a highly sought after development positioned on the northern edge of the picturesque Borders town of Peebles.



DESCRIPTION:

Beautifully presented with tasteful interiors throughout, this impressive family home boasts 1624 square feet of well-proportioned accommodation arranged over two spacious levels, perfectly designed for contemporary family living. Key features include a ground-floor bedroom and shower room, a detached double garage, a beautifully landscaped private south-facing garden, and a convenient location within walking distance of local schools and the vibrant town centre. Early viewing is highly recommended to fully appreciate all this exceptional property has to offer.

This charming double-fronted property opens with a bright and welcoming reception hallway, providing access to all ground floor accommodation, and a staircase leading to the upper floor, thoughtfully designed with storage cupboards neatly integrated beneath. Bathed in natural light with a dual aspect, the inviting sitting room boasts a front-facing window offering views of the Venlaw Hills in the distance, while French doors to the rear overlook the beautiful landscaped private garden. Positioned at the rear of the property, the recently decorated dining kitchen is equipped with a range of modern wall and base units, complemented by contrasting worktops and newly tiled stylish splashback. Integrated appliances include a gas hob with extractor, eye-level electric oven, dishwasher, and fridge freezer. The kitchen also enjoys a dual aspect, with side-facing windows and French doors opening to the private garden creating a seamless indoor-outdoor connection. Conveniently located adjacent to the kitchen, the practical utility room features matching base units and offers space and connections for a washing machine, with a window to the side providing natural light. Positioned at the front is comfortable ground-floor double bedroom which boasts a fabulous feature corner window and offers a highly versatile space, easily adaptable to suit individual needs, whether as it is as a bedroom, separate home office, or additional living area. Completing the accommodation on this level is a fantastic shower room, featuring a WC, vanity wash hand basin, and a separate shower enclosure. A side-facing opaque window allows natural light to brighten the space. The upper floor features a spacious hallway landing with two storage cupboards, one of which neatly housing the hot water tank. There are four generously sized double bedrooms, including a spacious master bedroom positioned at the rear which features excellent built-in wardrobe space, and a contemporary en-suite shower room that has been tastefully upgraded by the current owners with a WC, vanity wash hand basin, and large walk-in shower unit. The second bedroom, located at the front, is another good-sized double with the distinctive feature corner windows. Two further double bedrooms are also on this floor—one with windows overlooking the front and the other at the rear, offering views of the garden. Completing the accommodation is a superb family bathroom, part-tiled and comprising a four-piece suite that includes a vanity sink unit, WC, bath, and separate shower cubicle. Access to the loft is via a hatch within the hallway landing.

OUTSIDE:

Externally; the property offers well-maintained private gardens to the front, side, and rear meticulously remodelled, re-seeded and landscaped by the current owners. The open and inviting front garden boasts areas of lush lawn framed by attractive shrub borders. A tarmac driveway to the side provides off-street parking for up-to three vehicles and leads to a deceptively spacious detached double garage with power and light. A timber gate to the side of the house opens to the southwest-facing rear garden, which has been thoughtfully landscaped with a combination of lawn, shrub borders, and sections of vibrant mature plantings. A generous paved patio, accessible from both the kitchen and sitting room, offers the perfect setting for alfresco dining and entertaining during the warmer summer months. The garden is fully enclosed by timber fencing.

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. Gas-fired central heating. UPVC double-glazed windows. Telephone and FTTP broadband connections available.

DEVELOPMENT FACTOR:

The communal areas of the development are managed by Hacking and Paterson with a current quarterly charge of approximately £40.00.

ITEMS TO BE INCLUDED:

All fitted floor coverings, light fittings, blinds, and integrated kitchen appliances are to 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 G. Amount payable for the financial year 2024/2025 - £3,566.37. 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 C (80) 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. 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.

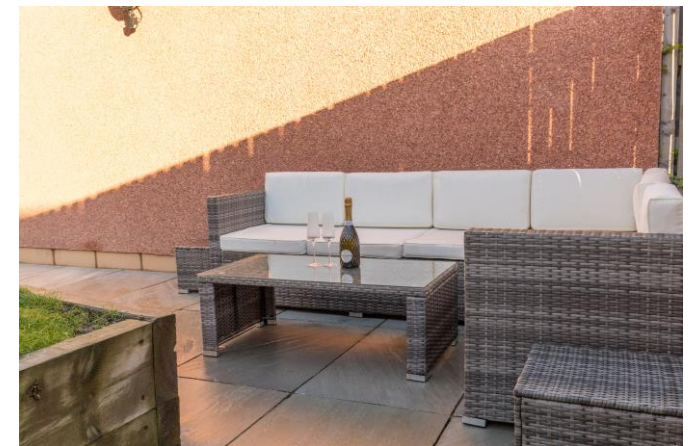
IMPORTANT NOTE:

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."

Particulars prepared January 2025.



Standalane Terrace,
Peebles,
Scottish Borders, EH45 8LT



Approx. Gross Internal Area
1624 Sq Ft - 150.87 Sq M
Garage
Approx. Gross Internal Area
347 Sq Ft - 32.24 Sq M
For identification only. Not to scale.
© SquareFoot 2025



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