



Forest Cottage, 42 March Street, Peebles, Peeblesshire, EH45 8EP
Offers Over £360,000



An exceptionally handsome, traditional stone-built three-bedroom semi-detached home with beautifully maintained private gardens, positioned on a sought-after residential street in the picturesque Borders town of Peebles.



DESCRIPTION:

Dating back to the late 1800s, Forest Cottage exudes period charm, showcasing elegant original features while thoughtful modern upgrades provide comfort for contemporary family living. Immaculately presented with stylish, tasteful interiors throughout, this delightful home offers 1,388 square feet of well-proportioned accommodation across two floors, including an attached single garage. Enjoying a central location within easy reach of excellent amenities, highly regarded schools, and scenic riverside walks and cycle paths, this much-loved home has plenty to offer and early viewing comes highly recommended.

Welcomed by a charming front garden, the property opens into an entrance vestibule, leading into an inviting inner hallway featuring a staircase to the upper floor, cleverly incorporating a practical storage cupboard beneath. The impressive and relaxing sitting room boasts original ornate corning and a charming front-facing window overlooking the garden. A centrally positioned gas fire enhances the ambiance, adding warmth and character. Towards the rear, the spacious family dining room features twin alcove display cupboards and provides ample space for both dining and lounge furniture, making it perfect for family gatherings and entertaining. This versatile room can easily adapt to various needs and occasions or serve as a fourth bedroom if required. The kitchen is equipped with a good selection timeless wall and base units with contrasting worktops incorporating a sink unit set below a rear-facing window framing views over the well-maintained private garden. Integrated appliances include a double electric oven, gas hob, cooker hood, dishwasher, fridge, and freezer, with additional space and provisions for a washing machine. Adjacent to the kitchen, the versatile sunroom offers a delightful view of the private garden while also providing direct access to the outdoor space, and into the attached single garage. On the upper floor, a bright and airy galleried landing provides access to all first-floor accommodation, along with a convenient linen cupboard for added storage. The property boasts two spacious double bedrooms—one located at the front and the other at the rear—both featuring charming dormer bay windows that flood the rooms with natural light, as well as excellent built-in storage to maximize space. In addition, there is a cosy yet comfortable single bedroom with a large Velux window, providing a bright and airy atmosphere, a versatile room that could easily serve as a home office, or a nursery, offering flexibility to suit your needs. Completing the accommodation is the fabulous family bathroom, finished with sleek, contemporary tiles, and features a WC, wash hand basin, separate shower enclosure, and a relaxing bath positioned beneath a rear-facing opaque window that fills the space with natural light.

OUTSIDE:

Externally: the charm and welcoming ambiance extend to the beautifully maintained private garden grounds, which surround the front, side, and rear of the property. Partially enclosed by original stone walling, the front garden features a paved area, bordered by vibrant flower beds and decorative stone chips. To the side, a gated driveway offers convenient off-street parking and leads to the single attached garage, which is equipped with power and light. Designed for low maintenance, the meticulously looked-after rear garden which enjoys views over March Street allotments, is home to a wide variety of plants and raised flower and vegetable beds adding practicality to the outdoor space. A timber garden shed provides storage, while a charming timber summer house, equipped with power, offers a peaceful retreat—ideal for reading a book or enjoying an afternoon aperitif. A paved patio area completes the space, providing the perfect spot for alfresco dining. The rear garden benefits from having an outdoor power socket, and water tap.

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-fired central heating. Mixture of UPVC double-glazed windows and timber double glazed Velux windows. Telephone and FTTP broadband connections available.

CONSERVATION AREA AND LISTED BUILDING:

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

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 E. Amount payable for the financial year 2024/2025 - £2,449.59. 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 D (64) with potential B (86).

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.

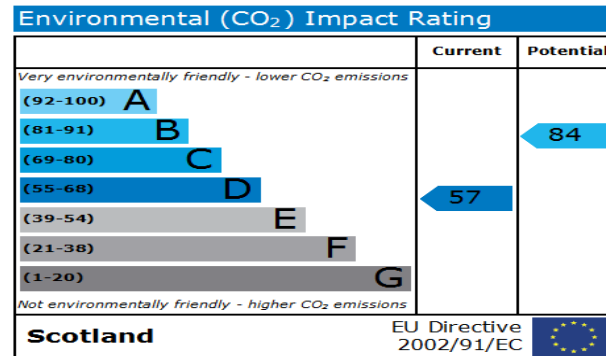
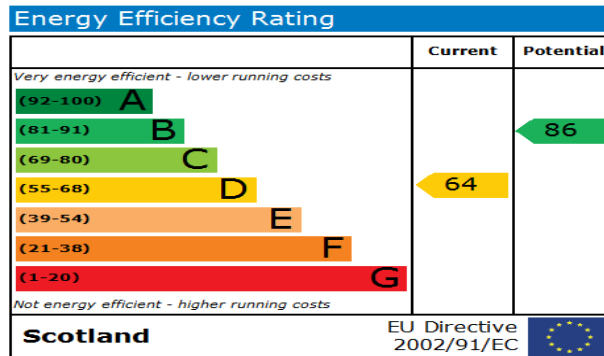




March Street,
Peebles,
Scottish Borders, EH45 8EP



Approx. Gross Internal Area
1388 Sq Ft - 128.95 Sq M
(Including Garage)
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.



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