



17-19 Station Road, Eddleston, Peeblesshire, EH45 8QN
Offers Over £275,000



A quintessentially charming three-bedroom traditional stone mid-terrace country cottage, peacefully nestled on a historic street in the picturesque Borders village of Eddleston, a mere four miles north of the market town of Peebles.



DESCRIPTION:

Dating back to the 1800s, this fabulous cottage is full of the charm and character you would expect, boasting stylish interiors totalling 829 square feet of comfortable accommodation, seamlessly flowing across one level. Additionally, the property boasts a truly extensive private rear garden, offering a serene retreat, and has a fantastic array of amenities in the nearby Border towns of Innerleithen and Peebles. This exceptionally handsome home presents a rare opportunity, ideal as a charming permanent residence, a magnificent holiday getaway, or as an investment. Early viewing comes highly recommended.

Tastefully decorated throughout, this home beautifully blends historic charm with modern upgrades and begins with an inviting inner hallway providing a warm welcome, which seamlessly connects to all living spaces. Enjoying a charming outlook over Station Road, the sitting room exudes warmth and character, centred around a wood-burning stove that serves as both a source of heat and a striking focal point, perfect for gatherings with friends and family or simply unwinding with an aperitif and a good book. The kitchen, accessed via the sitting room, is fitted with an excellent range of timeless wall and base units complemented by contrasting worktop surfaces incorporating a white ceramic sink unit, enhanced by a stylish tiled splashback. Space and provisions are provided for a cooker, fridge freezer, and a washing machine. Further storage within the kitchen is available via a recessed shelved area, and a large pantry stile fitted cupboard. A rear facing window fills the space with natural light. Accessed from the entrance hallway, the generously sized principal bedroom enjoys a front-facing window and an open fire with a tiled surround, enhancing its charming cottage feel. Two additional bedrooms overlook the private garden—one a comfortable double with fitted storage, and the other a spacious single, currently used as a home study. A loft hatch within the study provides access to the cottage's expansive loft space, offering excellent storage. Completing the accommodation is the stylish family bathroom, incorporating a WC, wash hand basin, a panelled bath with mains shower over, and a skylight window allowing in the natural light.

OUTSIDE:

Externally; the cottage's charm extends outdoors to its enchanting private garden grounds, both at the front and rear. The front garden features decorative stone chippings on either side of the entrance, creating the perfect spot for potted plants. The expansive rear garden is thoughtfully divided into distinct areas, creating a serene outdoor retreat. A stunning array of vibrant flower beds, lush lawns, and mature shrubbery adds to its natural charm, while a generous paved patio offers the perfect setting for alfresco dining, entertaining, or simply unwinding in peaceful surroundings. Additionally, a further section of the rear garden features a secure storage unit equipped power and light, a timber garden shed, and a charming glazed greenhouse, ideal for those with a passion for gardening. The garden is fully enclosed by a combination of timber fencing and mature hedging, with a lockable gate providing access to a pathway at the rear for added convenience. Unrestricted on-street parking is available directly in front of the property.

LOCATION:

Eddleston is a charming conservation village within easy commuting distance of Edinburgh and the city bypass. There is a thriving local community with a parish church and a village hall which provides a variety of clubs and activities for all ages. The village is connected to Peebles, Glentress and the Tweed Valley by a new off-road multi-use cycling and walking path, opened in 2023 and currently being extended to the north. Set in the heart of Eddleston is the highly regarded Horseshoe Inn which offers a restaurant, luxury rooms, and a bar. Leisure facilities, including a gym and swimming pool are available at the nearby Barony Castle Hotel which also offers fine dining and a lounge bar. The historic market town of Peebles is located just a ten-minute drive south of Eddleston and offers an excellent array of amenities including banks, post office, restaurants, pubs, independent shops, and well-known High-Street stores, as well as schooling at both primary and secondary levels. The local area is particularly well served for recreational activities with fantastic walking and cycling routes, golf courses, fishing, and mountain biking facilities at Glentress all within easy reach. A regular bus service runs through the village to and from Edinburgh and to neighbouring towns including Galashiels.





SERVICES:

Mains water and drainage. Mains electricity. Oil fired central heating system. Timber single glazed windows. Telephone and fibre broadband connections available.

CONSERVATION AREA AND LISTED BUILDING:

The property is located within the Eddleston Village Conservation area. The property is Category B listed.

ITEMS TO BE INCLUDED:

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

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category D. Amount payable for year 2024/2025 - £1,902.50. 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 (41) with potential B (88).

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

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.

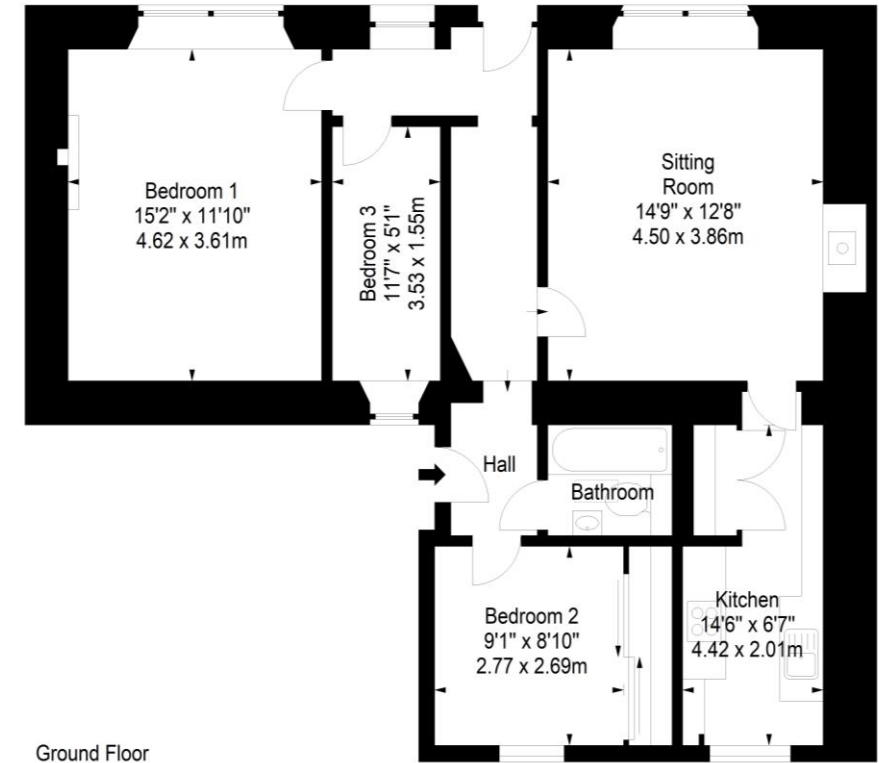
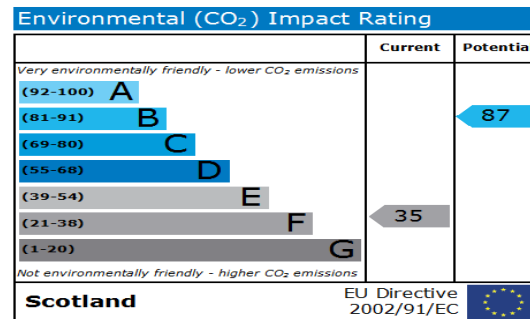
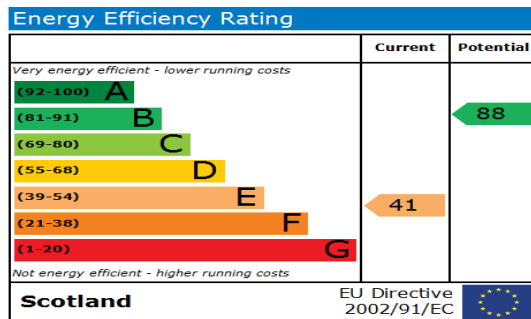
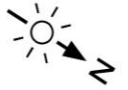
Particulars prepared February 2025.



Station Road,
Eddleston,
Peebles,
Scottish Borders, EH45 8QN



Approx. Gross Internal Area
829 Sq Ft - 77.01 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.



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