



26 George Street, Peebles, Peeblesshire, EH45 8DL
Offers Over £155,000



Nestled in the picturesque Borders town of Peebles, a fantastic two-bedroom first-floor flat is set within an attractive semi-detached building, just a short stroll from the vibrant and bustling High Street.



DESCRIPTION:

Dating back to the early 1900's, the property offers 602 square feet of well-appointed accommodation with a comfortable layout, tastefully decorated with stylish interiors. Additionally, a spacious attic, subject to the necessary planning and consents, presents excellent potential for further development and accommodation. With a convenient location near a superb array of amenities such as bars, restaurants, and shops, enhanced by parks and riverside walks on the doorstep, this flat is sure to attract a diverse range of buyers. Early viewing is highly advised to fully appreciate its charms.

Accessed at ground level and private main entrance, the internal accommodation begins with an entry cloak area with a staircase ascending to a bright and inviting first-floor galleried landing. Positioned at the front, the sitting room boasts a spacious and inviting ambience, enhanced by stylish décor. With ample space for both lounging and dining, a large front-facing window fills the room with natural light and provides charming views down George Street. Accessed from the sitting room, the beautifully updated kitchen is compact yet highly functional. It features a stylish range of contemporary wall and base units, complemented by contrasting worktops and a matching splashback. Integrated appliances include an electric oven and hob, with designated space and provisions for a washing machine and fridge freezer. A front-facing window allows natural light to brighten the space. Overlooking the private rear garden, the generously sized principal bedroom provides a perfect retreat for relaxation. The second bedroom, also positioned at the rear, is a comfortable single room that can easily serve as a home office or nursery, depending on individual needs. Completing the accommodation, the shower room is positioned to the side featuring an opaque window for privacy, and includes a WC, wash hand basin, and an enclosed shower unit.

OUTSIDE:

Externally, the property features private garden areas at both the front and rear. A shared gated pathway leads to the entrance, accompanied by a private front garden section adorned with a variety of mature plantings. A shared side pathway leads to the spacious private rear garden, which is fully laid to lawn and enclosed by a combination of timber fencing and mature hedging. This generous outdoor space offers a fantastic blank canvas for the new owner to design and personalise to their taste creating an outdoor space perfect for alfresco dining and relaxing during the warmer summer months. On-street parking is available at the front of the property.

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.

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.



SERVICES:

Mains water and drainage. Mains electricity. Gas central heating. UPVC Double glazed windows. Telephone with FTTP broadband Connections available.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, blinds throughout the property, and integrated kitchen appliances will be included in the sale.

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 C (71) with potential C (75).

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.

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 March 2025.

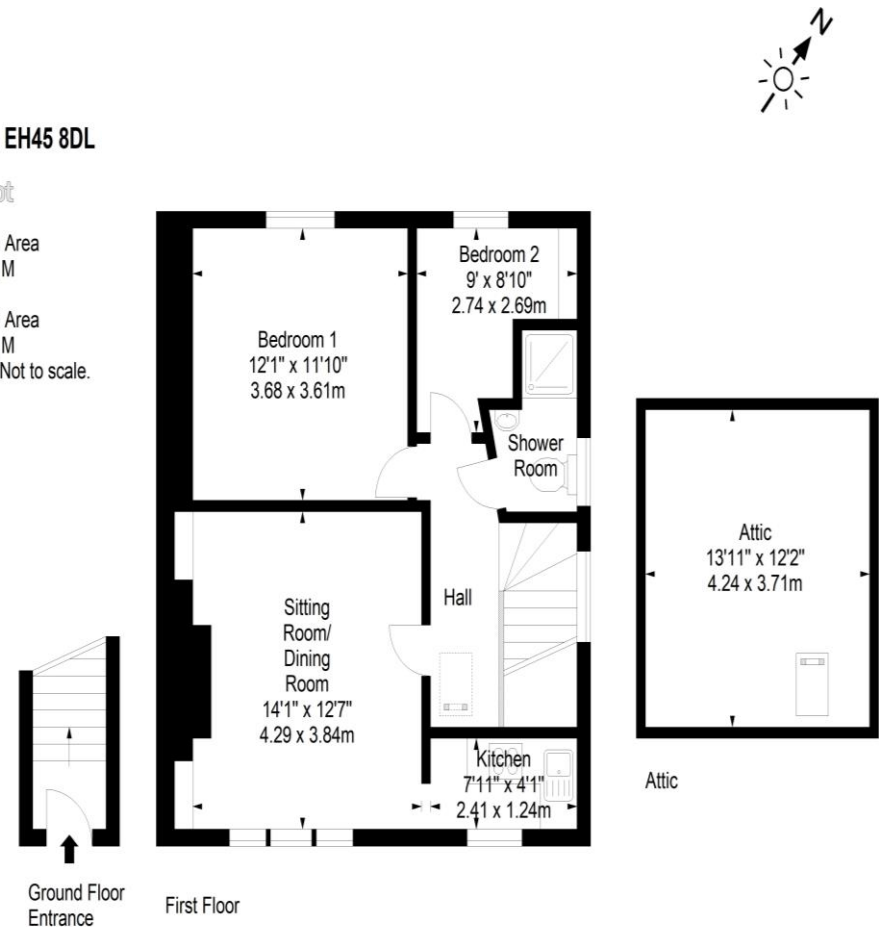
George Street,
Peebles,
Scottish Borders, EH45 8DL



Approx. Gross Internal Area
602 Sq Ft - 55.93 Sq M

Attic

Approx. Gross Internal Area
171 Sq Ft - 15.89 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@jbmeestateagents.co.uk
www.jbmeestateagents.co.uk