



12 Morning Hill, Peebles Peeblesshire, EH45 9JS  
Offers Over £635,000





An extremely exceptional five-bedroom detached family home with a double integral garage, occupying a tranquil setting within an highly sought-after exclusive development in the picturesque Borders town of Peebles.





#### DESCRIPTION:

Built in the mid 1980's, this superb property boasts generously proportioned accommodation, spanning an impressive 2,642 square feet over two floors, including the garage, and a stunning rear extension creating a fantastic open-plan kitchen, dining, and living space perfect for modern family living. With its spacious and well-designed layout, highly sought-after location, and proximity to the vibrant High Street and Peebles High School, this magnificent property is sure to attract strong interest. Early viewing comes highly recommended.

Beautifully presented throughout, the light and airy interior begins with a welcoming entrance hallway, featuring a staircase to the upper floor with cleverly integrated concealed storage beneath, and a guest WC. Situated at the rear, the spacious sitting room boasts generous proportions and a welcoming ambience, with two large windows framing garden views, while a log-burning stove serves as a cosy focal point. The elegant formal dining room features a charming bay window that offers a leafy outlook to the front, creating the perfect setting for entertaining family and friends. Across the rear, with elevated views across the private garden, the fabulous, open-plan family dining kitchen is a fantastic space perfect for modern living bathed in an abundance of natural light. The kitchen itself is fitted with an array of timeless wall and base units with contrasting worktop surfaces. Integrated appliances include an eye-level double electric oven and gas hob, whilst space and connections are available for a dishwasher and fridge freezer. The dining space benefits from patio doors offering easy garden access and flows seamlessly into the family area creating an all-round relaxing space. Accessed via the kitchen is a separate utility room fitted with matching units incorporating a sink unit and services for a washing machine. It also provides an external door to the side, and internal door into the double garage. On the first floor, the hallway landing includes a spacious walk-in cupboard, offering excellent storage. The principal bedroom boasts rear views and features excellent fitted wardrobe space along with a private en-suite shower room. There are four additional comfortable bedrooms, with two positioned at the front and two at the rear, all featuring fitted wardrobes. A separate study offers views of Morning Hill at the front and could also serve as a nursery or a comfortable sixth bedroom if needed. Completing the accommodation is a family bathroom along with a separate shower room for added convenience.

#### OUTSIDE:

Externally; the front of the property features a partially open-style garden and a monobloc driveway, providing off-street parking and leading to the double integral garage. Accessible from both sides of the property, the expansive rear garden is primarily laid to lawn, bordered by mature plantings and trees. A raised paved patio, directly accessible from the house, offers an ideal setting for alfresco dining and entertaining during the warmer months. A timber summer house and a second paved area create a tranquil setting for an afternoon aperitif. The rear garden is 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.

#### 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.





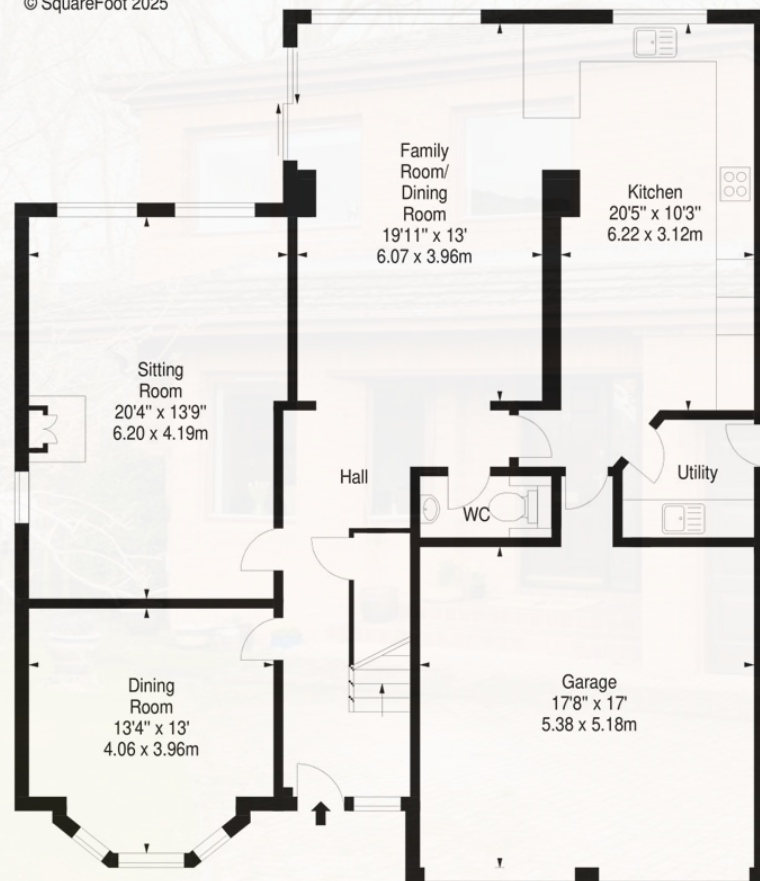
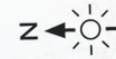




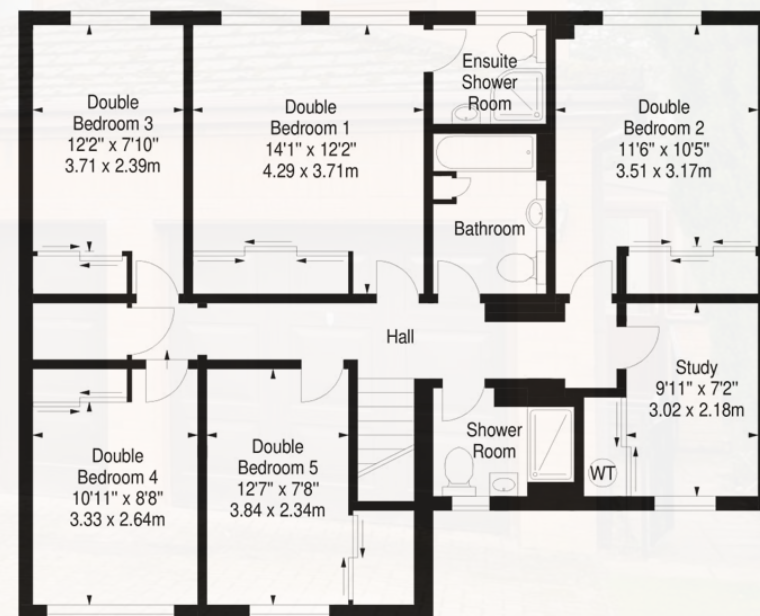
**Morning Hill,  
Peebles,  
Scottish Borders, EH45 9JS**



Approx. Gross Internal Area  
2642 Sq Ft - 245.44 Sq M  
(Including Garage)  
For identification only. Not to scale.  
© SquareFoot 2025



Ground Floor



First Floor





#### SERVICES:

Mains water and drainage. Mains electricity. Gas fired central heating. Timber and UPVC framed double glazed windows. Telephone and fibre broadband connections available.

#### ITEMS TO BE INCLUDED:

All fitted floor coverings, blinds, light fittings throughout, and integrated kitchen appliances will 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, with an annual charge of £3,921.94 payable for the year 2025/2026. 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 (70) with potential B (80).

#### 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.

**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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