



Dungillon, 60 Edinburgh Road, Peebles, Peeblesshire, EH45 8EB  
Offers Over £395,000





A beautifully charming, stone-built double fronted four-bedroom detached family home perfectly perched and positioned on the northern edge of the picturesque Borders town of Peebles.



#### DESCRIPTION:

Dating back to the 1950s, "Dungillon" seamlessly blends traditional charm with stylish interiors and contemporary upgrades, providing a spacious and comfortable layout spanning an impressive 1668 square feet perfect for modern family living. Boasting private gardens, off-street parking, and a fabulous open-plan dining kitchen, this home enjoys a prime location just a short stroll from the vibrant town centre with excellent amenities. With easy access to scenic woodland walks and nearby primary and secondary schooling, this property is sure to appeal to a wide range of buyers. Early viewing is highly recommended.

Presented in excellent decorative order throughout with tasteful interiors, the internal accommodation opens into an entrance vestibule leading through to a light and welcoming inner hallway giving access to all ground floor accommodation. The sitting room maximizes its elevated position with a front facing bay window, whilst an exceptional recessed log burning stove offers a timeless and sophisticated centrepiece, adding both charm and warmth to the space. Positioned at the rear is the stunning open-plan dining kitchen which features a tastefully upgraded fitted kitchen with stylish finishes and an impressive range of wall and base units complemented by contrasting worktops. A well-positioned breakfast bar perfect for casual dining sits in the centre, and integrated appliances include an eye-level double electric oven, induction hob, with dedicated space and services provided for a fridge freezer, washing machine and dishwasher. The dining area features French doors that open out to the garden, creating a seamless transition between indoor and outdoor living. The ground floor offers two generously sized, comfortable, and versatile double bedrooms. The front bedroom features a charming bay window and a decorative open fireplace with an ornate surround, while the rear bedroom enjoys views of the private garden and also includes a stylish open fireplace—both fireplaces are for aesthetic purposes only. Also located on the ground floor is a fabulous modern family shower room, beautifully finished with stylish tiling and featuring a spacious walk-in rainfall shower, WC, and a sleek vanity wash hand basin. Ascending to the upper level via a staircase from the dining kitchen, a bright and airy landing leads to two additional comfortable bedrooms. One enjoys views to the front and benefits from a private en-suite shower room, while the other is bathed in natural light through twin Velux skylight windows.

#### OUTSIDE:

Externally, there are private gardens wrapping around the property which allows sunlight throughout the day, and into evening. The front garden is thoughtfully divided into two sections by a paved stairway and pathway leading to the property and features lush green lawns, beautifully framed by mature plantings and shrubbery. A tarmac driveway to one side offers convenient off-street parking and seamlessly extends to the well-maintained rear garden. This space features a raised lawn bordered by shrubbery, offering picturesque views of the lush scenic fields and the Venlaw Hills beyond. Accessed directly from the dining kitchen via rear facing French doors, is the perfect setting for Alfresco dining and relaxing during the warmer months. On the other side of the property, a greenhouse awaits avid gardeners, accompanied by two timber sheds providing ample outdoor storage.

#### 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. FTTP broadband connection available.

**ITEMS TO BE INCLUDED:**

All fitted floor coverings, light fittings, blinds, integrated kitchen appliances, fridge freezer, and the washing machine 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 F, with an annual charge of £3,291.28 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 D (60) with potential C (74).

**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." 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 April 2025.





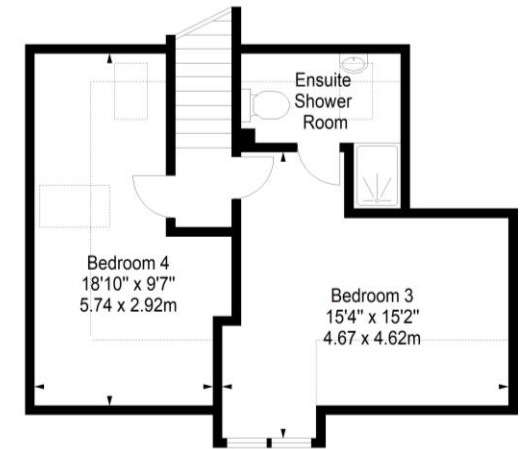
Edinburgh Road,  
Peebles,  
Scottish Borders, EH45 8EB



Approx. Gross Internal Area  
1668 Sq Ft - 154.96 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Ground Floor



First Floor

**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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