



9A Eastgate, Peebles, Peeblesshire, EH45 8AD
Offers Over £170,000



JBM ESTATE AGENTS

Set in the heart of the picturesque Borders town of Peebles, this exceptional two-bedroom second-floor flat enjoys a prime central location just moments from the vibrant and bustling High Street.



DESCRIPTION:

Combining charm with everyday convenience, this generously proportioned 735 square foot property showcases a well-designed layout, highlighted by a superb dining kitchen that enjoys stunning open views. Ideally positioned close to a superb selection of amenities—including popular bars, restaurants, and a range of independent shops as well as high street favourites —this flat also enjoys immediate access to scenic parks and picturesque riverside walks. With its sought-after location and lifestyle appeal, it is sure to attract a wide range of buyers, and early viewing is highly recommended.

Accessed at ground level via a shared entrance and a well-maintained stairwell leading to the second floor, the internal layout opens into a bright and welcoming hallway, providing access to all accommodation. The hallway also features excellent built-in storage and a, compact office nook—ideal for home working or study. Enjoying an impressive bay window to the front, the sitting room offers wonderful views down the High Street and over countryside beyond, with an abundance of natural light enhancing the sense of space and creating a relaxing atmosphere. Set to the rear, the generously sized dining kitchen is well-appointed with a good range of wall and base units, complemented by contrasting worktop surfaces. Integrated appliances include an electric oven, gas hob, and extractor hood, while dedicated space and connections are available for a washing machine and an under-counter fridge and freezer. The dining area features a large corner-aspect window with built-in seating, offering fabulous views over the tree-lined hills beyond. Adding a touch of character, an original iron fireplace—though decorative only—serves as a charming focal point, the ideal space for gathering with friends and family. The property offers two bedrooms, whilst one is slightly larger than the other, both are comfortable doubles, with one enjoying a lovely outlook to the front of the property, and the other from peaceful views to the rear. Completing the accommodation is the bathroom, fitted with a WC, wash hand basin, a panelled bath with a shower over, whilst a side-facing opaque window allows in the natural light.

OUTSIDE:

Externally, while the property does not include any garden grounds, it benefits from immediate access to a variety of local parks, scenic riverside walks, and excellent leisure facilities, all just moments away. On-street parking is available directly to the front of the property and nearby at the East Station public car park, which is free of charge from Sunday to Friday.

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 sash and casement style windows. FTTP broadband connection available.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, and both free-standing 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 C, with an annual charge of £1,859.65 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 E (40) with potential D (56).

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."

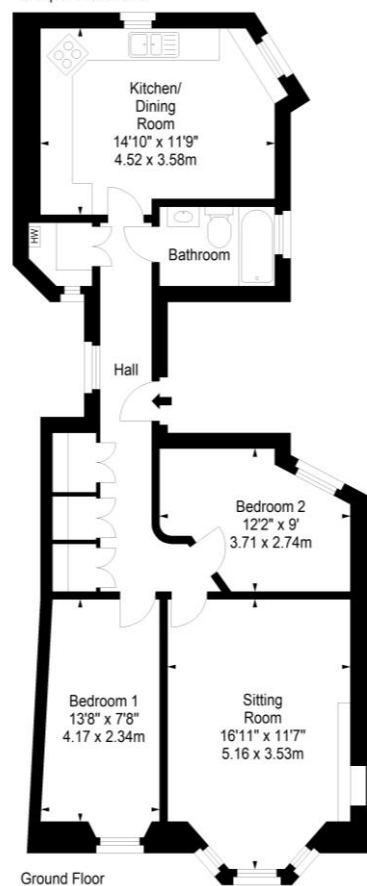
Particulars prepared April 2025.

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.

Eastgate,
Peebles,
Scottish Borders, EH45 8AD



Approx. Gross Internal Area
735 Sq Ft - 68.28 Sq M
For identification only. Not to scale.
© SquareFoot 2025



10 Northgate, Peebles, EH45 8RS
Tel: 01721 540170 Fax: 01721 520104
Email: mail@jbmeestateagents.co.uk
www.jbmeestateagents.co.uk