

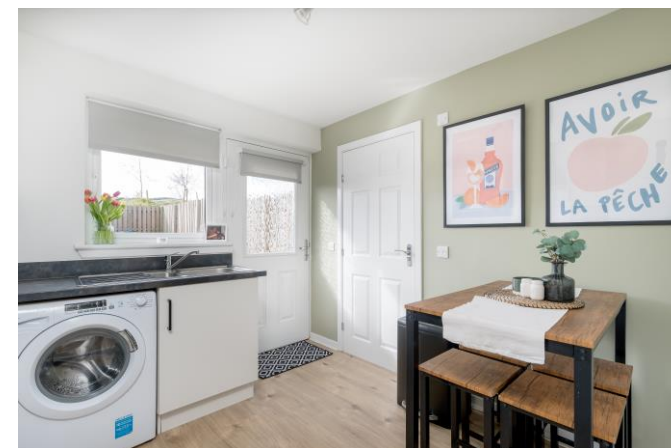


25 Neidpath Place, Peebles, Peeblesshire, EH45 9ST  
Offers Over £220,000





A superb two-bedroom mid-terraced home set within a modern development, boasting scenic countryside views, nestled on the southern outskirts of the picturesque Borders town of Peebles.



#### DESCRIPTION:

Built in 2021, this fabulous home features stylish décor throughout and a thoughtfully designed two-storey layout extending over 628 square feet, and benefits from a low-maintenance private rear garden and PV solar panels, providing eco-friendly energy and helping to lower utility costs. Located just a ten-minute walk from the bustling High Street, this home offers convenient access to a wide array of amenities, along with nearby parks, picturesque riverside walks, and cycle paths. With so much to offer, this property is perfect for a range of buyers, and early viewing is strongly recommended.

With tasteful interiors, the property begins with a bright and inviting sitting room at the front, enjoying a large window overlooking Neidpath Place flooding the space with natural light creating a relaxing ambiance, while a staircase leads to the upper floor. Located at the rear, the modern breakfasting kitchen is fitted with a variety of wall and base units, complemented by stylish contrasting worktops. Integrated appliances include an electric oven, gas hob with a stainless-steel splashback, and an extractor fan, alongside dedicated space and connections for a fridge-freezer and washing machine. The room also offers space for a bistro-style table and chairs, perfect for casual dining, while a convenient external door provides direct access to the garden. Completing the ground floor is a spacious and practical cloakroom utility, featuring a WC, and a wash hand basin. This versatile space also offers excellent additional storage options. On the upper floor, a light and airy hallway landing provides access to all first-floor accommodation, along with a ceiling hatch leading to the loft space. There are two comfortable double bedrooms. The front-facing bedroom includes a fitted additional storage cupboard, while the rear-facing bedroom offers a stunning scenic view of the rolling hills and countryside. Completing the accommodation is a stylish, contemporary bathroom, partially tiled and featuring a WC, wash hand basin, and a panelled bath with a mains shower overhead.

#### OUTSIDE:

Externally, a tarmac driveway at the front of the property offers off-street parking, while to the rear, a beautifully maintained, private, and enclosed low-maintenance garden awaits. Primarily laid to decorative chips, the garden features timber sleeper flower bed borders that add a vibrant splash of colour, perfect for relaxation and alfresco dining during the summer months. The garden is fully enclosed by double-lap timber fencing, enhanced by a timber gate allowing external access at the rear.

#### 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. PV Solar Panels. UPVC double glazed windows. Telephone and FTTP broadband connection available.

#### DEVELOPMENT FACTOR:

The communal areas of the development are managed by Hacking and Paterson with an annual factoring charge of approximately £120 payable in 2024.

#### 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 B, with an annual charge of £1,627.20 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 B (81) with potential B (82).

#### 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:

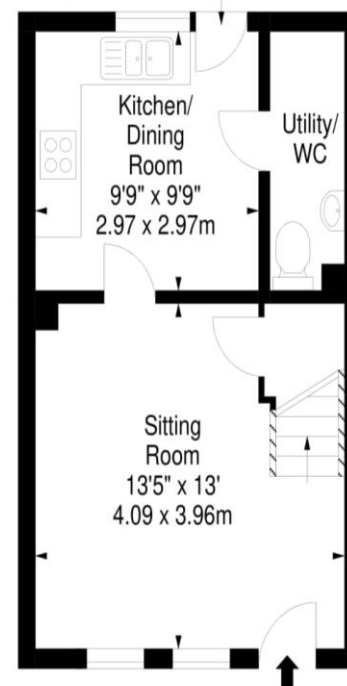
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified 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.

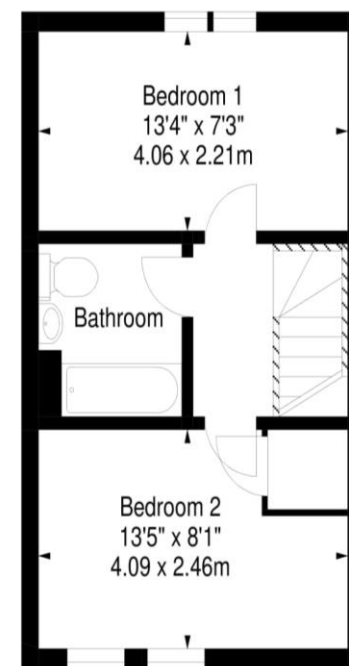
Neidpath Place,  
Peebles,  
Scottish Borders, EH45 9ST



Approx. Gross Internal Area  
628 Sq Ft - 58.34 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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