



15 Kittlegairy View, Peebles, Peeblesshire, EH45 9LZ  
Fixed Price £315,000





A delightful four-bedroom modern detached home, peacefully positioned within a sought-after development on the southern edge of the picturesque Borders town of Peebles.



#### DESCRIPTION:

Built in 2010 and tastefully reconfigured on the ground floor, the property offers a comfortable 1,025 square feet of accommodation arranged over two levels. Designed for contemporary living, the home features an open-plan dining kitchen and a well-balanced layout throughout. Located just a pleasant 20-minute walk from the vibrant town centre, with its excellent range of shops, cafes, and local amenities, the property is also well served by a local bus route and lies within easy reach of highly regarded schools. Offering an ideal combination of modern comfort and convenience, this home is sure to appeal to a wide range of buyers. Early viewing is highly recommended.

Well-presented in good decorative order, the internal accommodation begins with an entrance hallway with a guest cloakroom featuring a WC and wash hand basin. The sitting room, bathed in natural light from a window overlooking the front garden and Kittlegairy View, provides a comfortable and relaxing space and includes a staircase leading to the upper floor. Situated at the rear, the dining kitchen is well-appointed with a range of modern wall and base units, complemented by contrasting worktops and a stainless-steel sink positioned beneath a rear-facing window. Integrated appliances include a gas hob with cooker hood, electric oven, and a dishwasher, whilst space and connections are available for a washing machine, and fridge freezer. The dining area offers ample space for a table and chairs, enhanced by a rear-facing bay window that provides garden views, an ideal setting for gatherings with family and friends. Completing the ground floor accommodation is a fantastic, tastefully converted room, originally the garage, now serving as a comfortable bedroom. This versatile space can equally function as a formal dining room, home office, or be adapted to suit individual needs. The first-floor landing features a convenient storage cupboard and offers access to the loft via a ceiling hatch with a fitted ladder. The well-proportioned master bedroom is situated at the rear of the property and benefits from fitted wardrobes and a private en-suite shower room. At the front, there are two additional bedrooms, one a generously sized double, the other a comfortable single. Completing the accommodation is the family bathroom, featuring a three-piece suite and a side-facing opaque window that allows natural light into the space.

#### OUTSIDE:

Externally, the property enjoys private garden grounds to the front, side, and rear. The open-style front garden features areas of lawn, a paved pathway leading to the entrance, and a tarmac driveway offering off-street parking for two vehicles. There are timber gates on either side of the property, one leading to a spacious and secure external store, the other to the private garden. To the rear, there is an area laid to lawn and a generous half-circular paved patio, ideal for outdoor lounge and dining furniture, perfect for alfresco dining, entertaining, or simply relaxing during the warmer summer months. The rear garden is fully enclosed by timber fencing.

#### LOCATION:

The Royal Burgh of Peebles is a thriving market town and the third largest town in the Borders with a population of around 9,000. Peebles is an ideal location for those looking to enjoy the country lifestyle taking full advantage of the fishing, hillwalking, mountain biking, horse riding, and golf facilities that the area has to offer. There is a swimming pool, and the Gytes Leisure Centre offers a wide variety of leisure activities to suit adults and children. Glentress Forest and its popular mountain biking routes are approximately 4 miles east of Peebles offering excellent biking facilities. For those who enjoy the creative arts, the Eastgate Theatre & Arts Centre showcases local and international musical and artistic talent throughout the year and there are a number of popular festivals throughout the year including the week-long Beltane Festival which is steeped in the history of Peebles and follows a traditional format, an Arts Festival, Agricultural Festival, Rugby Sevens, and TweedLove Bike Festival, to name just a few. The High Street of Peebles has a wide selection of independent retailers and highly regarded restaurants as well as a number of high street favourites. The town also has a health centre, dentists, vets, banks, and supermarkets as well as primary and secondary schools. Peebles is ideally situated within commuting distance of Edinburgh which can be reached by private or public transport. There is a frequent bus service running to and from Edinburgh as well as services for Biggar, Galashiels, and nearby local towns. The A703 gives easy access to the Edinburgh City Bypass for onward travel to many destinations and Edinburgh Airport for UK or overseas travel.





**SERVICES:**

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

**DEVELOPMENT FACTOR:**

The communal areas of the development are managed by Scottish Woodlands Trust with an annual factoring charge of approximately £255 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 E. Amount payable for the financial year 2024/2025 - £2,449.59. 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 (79) with potential B (89).

**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. Email address: mail@jbmeestateagents.co.uk. 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.

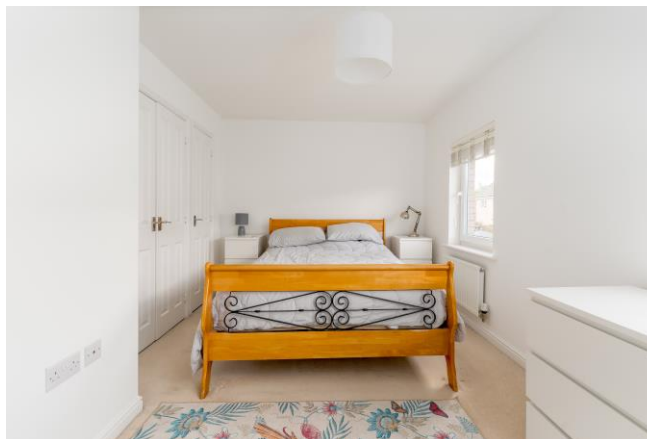
**IMPORTANT NOTE:**

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 May 2025.

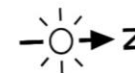





**Kittlegairy View,  
Peebles,  
Scottish Borders, EH45 9LZ**

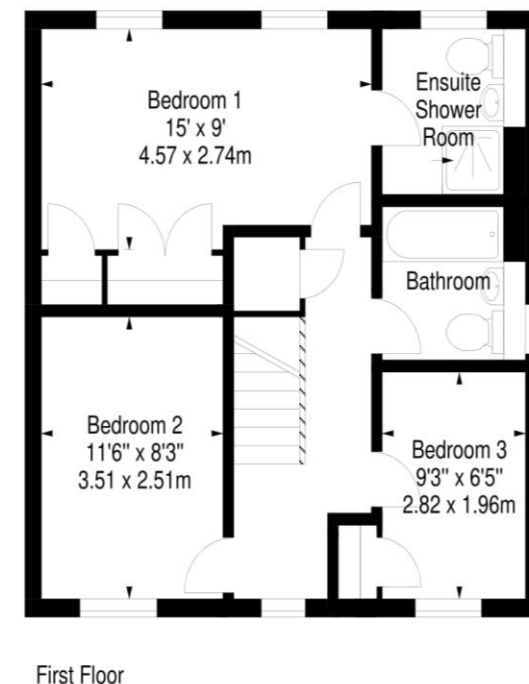
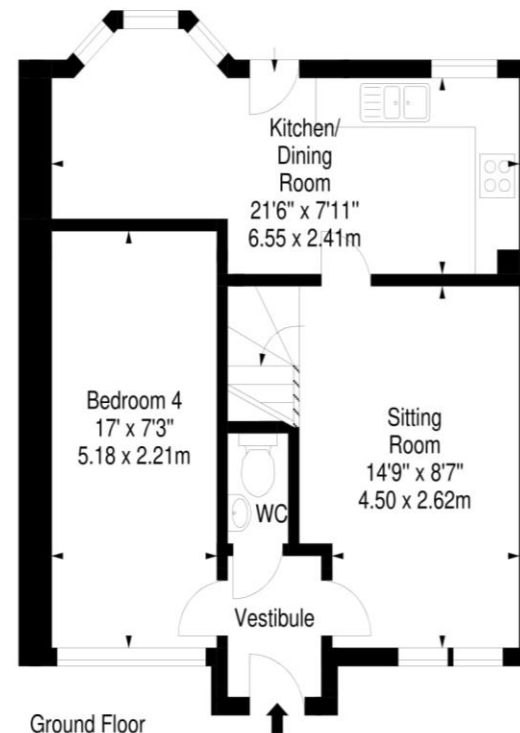


Approx. Gross Internal Area  
1025 Sq Ft - 95.22 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>	<div>78</div>	<div>89</div>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland		
EU Directive 2002/91/EC		



**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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