



13 Station Road, Eddleston, Peeblesshire, EH45 8QN  
Fixed Price £320,000





A charming two-bedroom end-terrace traditional stone cottage, dating back to the early 1700s, peacefully nestled on a quiet residential street in the picturesque Borders village of Eddleston.





#### DESCRIPTION:

Well-presented throughout, this fantastic property is full of character and offers comfortable accommodation extending to 1043 square feet over two floors, featuring a superb open-plan kitchen, dining, and living space. Located just ten minutes north of the vibrant town of Peebles, with an excellent range of amenities including bars, coffee houses, and independent shops, this property enjoys immediate access to the stunning countryside of the Tweed Valley, with picturesque walks and cycling trails right on the doorstep. Combining rural charm with convenience, it is sure to appeal to a wide range of buyers. Early viewing is highly recommended.

Blending traditional charm with contemporary style, the accommodation begins with a welcoming entrance hallway, where a staircase leads to the upper floor and features a striking exposed original stone wall. At the rear of the home lies the stunning open-plan kitchen, dining, and living area, undeniably the true heart of the property. The kitchen is impeccably designed, featuring an elegant array of contemporary wall and base units topped with luxurious black granite work surfaces. A twin Belfast sink and a matching central island complete the space, combining style with functionality. Integrated appliances include a dishwasher, under-counter fridge, and freezer, while a stunning freestanding range cooker adds both character and practicality. The spacious living and dining area comfortably accommodates both lounge and dining furniture, centred around a charming multi-fuel stove that creates a warm and inviting focal point. To the rear, bi-folding doors open directly onto the private garden, seamlessly blending indoor and outdoor living and flooding the space with natural light. This stunning open-plan area provides the perfect setting for entertaining family and friends. Accessed from the kitchen, the utility room features matching units with space and utilities for a washing machine and tumble dryer, plus a stable-style door providing garden access. Located at the front of the property, is a cosy living room which features a fitted storage cupboard and a window overlooking Station Road. This versatile space could easily serve as a third bedroom, home office, playroom, or be adapted to suit your needs. Completing the ground floor accommodation is a guest cloakroom with WC, wash hand basin, and fitted storage cupboard housing the boiler. The upper floor is accessed via a hallway landing, which provides entry to all first-floor accommodation and includes a built-in storage cupboard. The generously sized principal bedroom is bright and airy, enjoying a dual aspect with a rear window and side Velux. It also boasts an impressive selection of elegant bespoke fitted wardrobes. A further comfortable bedroom overlooks the front of the property, featuring twin cottage-style windows with an outlook over Station Road. Completing the accommodation of this relaxing family bathroom, fitted with a stylish vanity unit with wash hand basin, a WC, and a panelled bath with mixer tap and shower.

#### OUTSIDE:

Externally, the property enjoys a private and enclosed, low-maintenance rear garden, primarily laid with decorative paving and complemented by mature planting. A spacious decked area provides ample room for both outdoor dining and lounge furniture, ideal for relaxing, entertaining, and alfresco dining during the warmer months. A timber outdoor sauna adds a touch of luxury, offering a perfect retreat for unwinding. Two timber sheds offer excellent storage, and the garden is fully enclosed by timber fencing and mature hedging, ensuring privacy. Unrestricted on-street parking is available at the front of the property.

#### LOCATION:

Eddlestone is a charming conservation village within easy commuting distance of Edinburgh and the city bypass. There is a thriving local community with a parish church and a village hall which provides a variety of clubs and activities for all ages. The village is connected to Peebles, Glentress and the Tweed Valley by a new off-road multi-use cycling and walking path, opened in 2023 and currently being extended to the north. Set in the heart of Eddlestone is the highly regarded Horseshoe Inn which offers a restaurant, luxury rooms, and a bar. Leisure facilities, including a gym and swimming pool are available at the nearby Barony Castle Hotel which also offers fine dining and a lounge bar. The historic market town of Peebles is located just a ten-minute drive south of Eddlestone and offers an excellent array of amenities including banks, post office, restaurants, pubs, independent shops, and well-known High-Street stores, as well as schooling at both primary and secondary levels. The local area is particularly well served for recreational activities with fantastic walking and cycling routes, golf courses, fishing, and mountain biking facilities at Glentress all within easy reach. A regular bus service runs through the village to and from Edinburgh and to neighbouring towns including Galashiels.





#### SERVICES:

Mains water and drainage. Mains electricity. Electric central heating system. Timber double glazed windows and Velux windows. Telephone and fibre broadband connection.

#### CONSERVATION AREA AND LISTED BUILDING:

The property is located within the Eddleston Village Conservation area. The property is Category B listed.

#### ITEMS TO BE INCLUDED:

All fitted floor coverings, light fittings, blinds, the AGA cooker, integrated kitchen appliances, and the sauna 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 D. Amount payable for year 2025/2026 - £2,092.11. 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 (42) with potential C (71).

#### 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

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 June 2025.

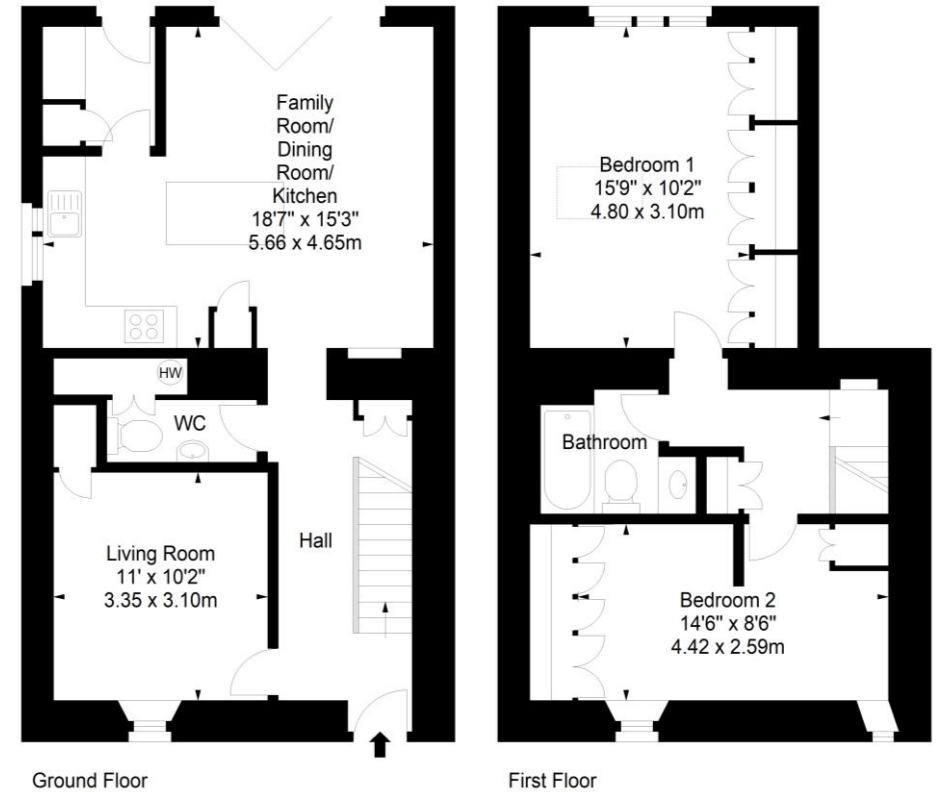
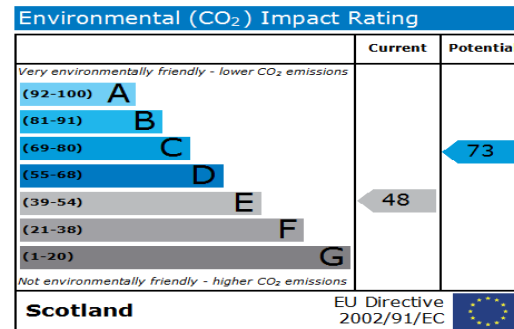
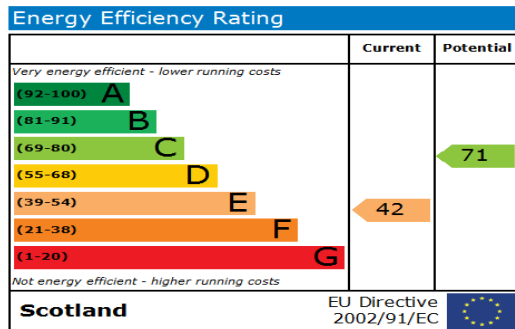




Station Road,  
Eddleston,  
Peebles,  
Scottish Borders, EH45 8QN



Approx. Gross Internal Area  
1043 Sq Ft - 96.89 Sq M  
For identification only. Not to scale.  
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**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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