



7 Castlehill Courtyard, Kirkton Manor, Peeblesshire, EH45 9JN
Offers Over £420,000



A fantastic five-bedroom end-terrace home with excellent potential to create a self-contained one-bedroom annex, set within a charming and unique courtyard development located in the picturesque Kirkton Manor Valley.



DESCRIPTION:

Immaculately presented and in excellent decorative order throughout, this spacious property offers comfortable accommodation arranged over three well-proportioned levels, totalling an impressive 2,438 square feet, and includes the potential to create a self-contained annex on the ground floor. Boasting an abundance of versatile living space and unspoiled rural views, including a stunning outlook over the ruins of the 15th-century Castlehill Tower House from your own private balcony, this exceptional property also benefits from easy access to the excellent amenities in nearby Peebles, including both primary and secondary schooling. With so much to offer, early viewing is highly recommended, as this home is sure to appeal to a wide range of buyers.

Accessed via a welcoming private driveway and an external stone stairwell, the property opens into a first-floor vestibule leading to an inviting inner hallway, beautifully illuminated by three Velux skylight windows and featuring a staircase connecting the upper and lower levels. Situated on the second floor to take full advantage of the magnificent setting, the bright and airy sitting room offers an ideal space for relaxation, featuring patio doors that open onto a private balcony with outstanding views. Across the hallway, the generously sized open-plan dining kitchen is fitted with an excellent range of elegant wall and base units, complemented by contrasting worktops and a tiled splashback. Appliances include an integrated dishwasher, a Rangemaster-style cooker, and a freestanding fridge freezer and washing machine. With ample space for both lounge and dining furniture, this room truly feels like the heart of the home, perfect for family gatherings and entertaining, while enjoying an abundance of natural light from dual-aspect windows. Adjacent to the kitchen and accessed directly from it, the games room offers a versatile space that could equally serve as a formal dining room, home office, or be adapted to suit a variety of needs. Also located on this level is a useful guest WC. Descending back to the first floor, the master bedroom benefits from a side-facing window and boasts generous fitted wardrobes along with a private en-suite shower room. Also on this level are two additional comfortable bedrooms, both with fitted wardrobes, one of which enjoys the convenience of a private en-suite shower room. Completing the first-floor accommodation is the family bathroom which incorporates a WC, vanity unit wash hand basin, and a large corner bath with mains shower over. On the ground floor, a spacious and welcoming hallway leads to an impressively versatile room with patio doors opening directly onto the garden, a space that could effortlessly be used as a fifth bedroom, home office, or additional living area. Adjacent to this is a beautifully appointed, fully fitted modern kitchenette/utility room with its own garden access, along with a generously sized bedroom featuring a private en-suite shower room. This expansive lower level presents a standout opportunity to create a completely self-contained one-bedroom annex offering the ideal setup for multi-generational living, independent family members, or guests. It's a highly desirable feature that significantly enhances the home's flexibility, functionality, and overall appeal.

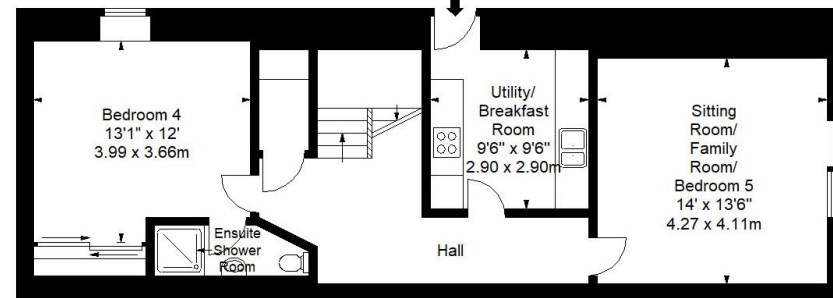
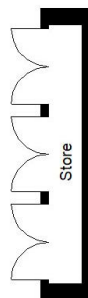
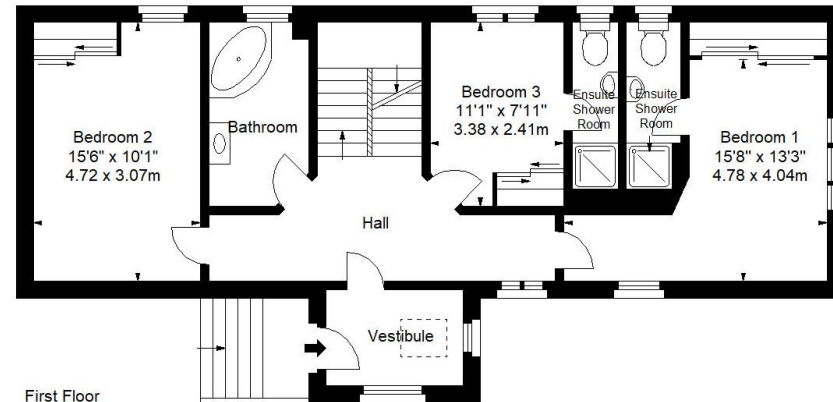
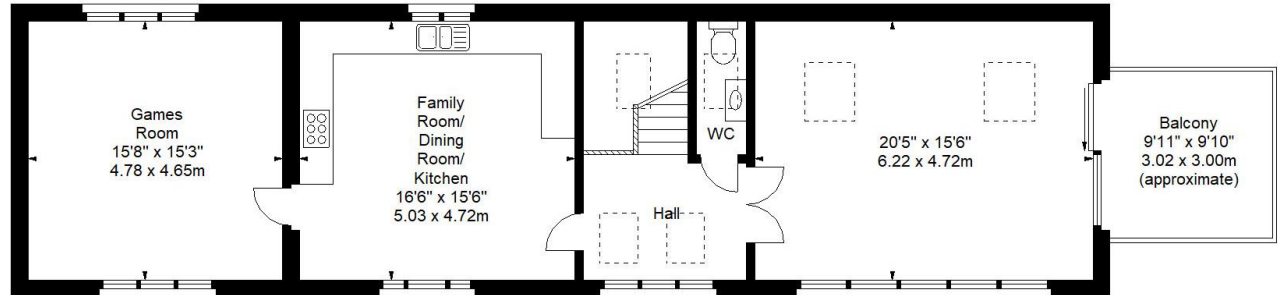




Castlehill Courtyard,
Manor,
Peebles,
Scottish Borders, EH45 9JN



Approx. Gross Internal Area
2438 Sq Ft - 226.49 Sq M
Store
Approx. Gross Internal Area
31 Sq Ft - 2.88 Sq M
For identification only. Not to scale.
© SquareFoot 2025



OUTSIDE:

Externally; the property enjoys private garden grounds to the front, side, and rear, along with a private driveway offering off-street parking for several vehicles. To the side and rear, a maintained lawn and paved patio create an ideal space for alfresco moments during the warmer months. The second-floor balcony provides an exceptional setting for outdoor dining and entertaining, boasting breathtaking views across the stunning Manor Valley and its heather-capped hills beyond. For added convenience, external storage is available beneath the stone archway in the form of three secure storage units.

LOCATION:

7 Castlehill Courtyard is located within the stunning Manor Water Valley, approximately five miles southwest of the town of Peebles. A true sense of community is felt within the Kirkton Manor area where the residents take pride of their surroundings, look out for each other, and create an atmosphere where everyone feels welcome. 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. An excellent array of amenities includes banks, post office, a range of shops, supermarkets, and restaurants, as well as excellent schools at primary and secondary levels. The school bus stops at the entrance to Castlehill. There is also a swimming pool, leisure centre, theatre, and an arts centre. The local area is particularly well served for recreational activities with excellent golf courses, fishing, walking and extensive mountain biking all within easy reach. There is also a livery yard within Kirkton Manor. In the summer, Peebles really comes alive with residents treated to some spectacular events right on their doorstep, including the Beltane Week, Agricultural Show, Rugby Sevens, Arts Festival, Jazz Festival and Highland Games. There is good access from Peebles to the other Borders towns via the road network, with the A703 giving access to Edinburgh City Bypass, and the capital beyond. A regular bus service runs to and from Edinburgh and to neighbouring towns including Galashiels.

DIRECTIONS:

Starting in Peebles: Head west on the A72 (Innerleithen Road), following signs for Glasgow/Biggar. Continue on A72: and travel for approximately 2 miles. Turn left onto Manor Bridge: Cross the bridge and follow the Manor Valley road and continue for about 3 miles, where you will find Castlehill courtyard on the left-hand side.



SERVICES:

Private water and drainage with UV filtration system. Mains electricity. Oil fired central heating. UPVC and timber double glazed windows. Telephone and FTTP broadband connection.

ITEMS TO BE INCLUDED:

All fitted floor coverings, light fittings, blinds throughout, and all 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 G, with an annual charge of £2,921.00 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 C (70) with potential C (73).

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 by 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 our office with their original documents. Please note, that 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 August 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.



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