



18 Dovecot Road, Peebles, Peeblesshire, EH45 8EQ
Offers Over £200,000



A delightful two-bedroom terraced home, peacefully nestled within a small residential development, yet centrally situated in the heart of the picturesque Borders town of Peebles.



DESCRIPTION:

Built in the mid 1990's, this fantastic property is well presented throughout with a thoughtfully designed two-storey layout extending to 649 square feet, and benefits from a low-maintenance private front and rear gardens including off street parking. Located around a five-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.

Peacefully tucked away from the roadside, and decorated in neutral tones throughout, the accommodation begins with an inviting entrance hall featuring a staircase to the upper floor and flows effortlessly into a bright and welcoming sitting room, which features a front-facing window that bathes the space in natural light, and a generous understairs cupboard providing excellent storage. Located to the rear, the kitchen is fitted with a good range of wall and base units with contrasting worktops and splashback. Integrated appliances include an electric oven and hob, whilst space and connections are provided for a washing machine and fridge freezer. Semi-open to the kitchen, the dining room offers a fantastic space for casual meals or gatherings with family and friends. A rear-facing glazed external door floods the room with natural light and provides direct access to the private garden, creating a seamless connection between indoor and outdoor living. Upstairs, a bright and airy landing gives access to all first-floor rooms, including a convenient ceiling hatch to the loft space. There are two comfortable bedrooms, the larger of the two is positioned to the front whilst the second is located to the rear enjoying views up to the Venlaw hills. Additionally, both bedrooms are complete with excellent fitted wardrobes. Completing the accommodation is the recently upgraded shower room, nicely finished with stylish wet walling and comprising a WC, wash hand basin, and a spacious shower enclosure.

OUTSIDE:

Externally, the property benefits from private, low-maintenance garden grounds to both the front and rear. At the front, a monobloc driveway provides a convenient off-street parking space directly outside the property. The rear garden is thoughtfully designed for ease of upkeep, laid predominantly to decorative chips and complemented by a paved patio area, perfect for alfresco dining during the warmer months. The space is fully enclosed by timber fencing and includes a gate with external side access, combining privacy with practicality.

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.

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.



SERVICES:

Mains water and drainage. Mains electricity. Electric wall-panel heating. Timber double glazed windows. FTTP broadband connection available.

ITEMS TO BE INCLUDED:

All fitted floor coverings, blinds, light fittings throughout, integrated kitchen appliances, and the fridge freezer 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. Amount payable for the financial year 2025/2026 - £1,859.65. 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 D (56) with potential B (83).

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.

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.

ANTI-MONEY LAUNDERING REGULATIONS:

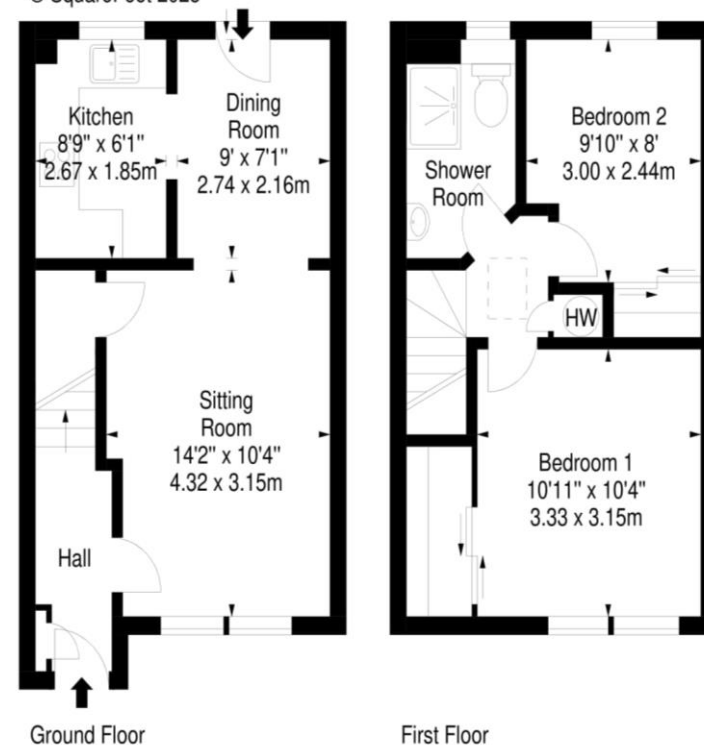
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified 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 October 2025.

Dovecot Road,
Peebles,
Scottish Borders, EH45 8EQ



Approx. Gross Internal Area
649 Sq Ft - 60.29 Sq M
For identification only. Not to scale.
© SquareFoot 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.



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