



Meikle Cottage, 2 Kingsmeadows Cottages, Peeblesshire, EH45 9HR
Offers Over £320,000



An exceptionally charming traditional two-bedroom stone cottage, peacefully nestled in attractive surroundings, yet just a short stroll from the vibrant High Street of the picturesque Borders town of Peebles.



DESCRIPTION:

Named Meikle Cottage, dating back to the late 1800's, and forming part of a tastefully converted stable development, once the stables of the beautiful Kingsmeadows House, this unique property combines timeless charm with modern comforts, making it perfect for contemporary living. Boasting elegant interiors and tasteful neutral décor throughout, the cottage offers 801 square feet of comfortable accommodation, complemented by generous private garden grounds featuring charming original stone details enhanced by approved planning for a garden room. Enjoying a prime location just a short stroll from a wide range of amenities, and outdoor activities, this property is sure to appeal to a variety of buyers. Early viewing comes highly recommended.

Approached via original stone walling and private gates, this home is immediately welcoming with its attractive stone exterior. Inside, the accommodation opens into an inviting entrance hallway that flows seamlessly into the magnificent sitting dining room. Boasting soaring ceilings and triple-aspect windows, the room is flooded with natural light, while original features retain timeless charm, offering ample space for both lounge and dining furniture, all centred around an elegant fireplace. Accessed via a rear hallway with a utility cupboard housing the washing machine and boiler, the kitchen, although compact, is perfectly formed and fitted with a good range of timeless wall and base units with complimentary worktops and tiled splashback. Integrated appliances include a gas hob with electric extractor above, an electric oven, and a slimline dishwasher, whilst space and connections are available for a fridge freezer. A rear facing window allows in natural light whilst providing a wonderful courtyard outlook. The principal bedroom is impressively spacious, boasting soaring ceilings and original features that create a bright, airy atmosphere and complemented by a private en-suite shower room for added comfort and convenience. Adjacent is a comfortable second bedroom, which could equally serve as a children's nursery, home office, or be adapted to suit individual needs. Both bedrooms feature rear-facing windows overlooking the charming courtyard. Completing the accommodation is the well-equipped spacious bathroom which comprises, a WC, wash hand basin, panelled bath, and a separate tiled shower enclosure.

ADDITIONAL INFORMATION:

This delightful property further offers the potential to expand its accommodation with approved plans for a substantial, elegantly designed garden room, set within the private garden grounds, cleverly positioned adjacent to the striking original stone steading arches which would form the proposed outdoor terrace. The plans, available on the Scottish Borders Council website under reference number 23/00978/LBC, present an exciting opportunity to create additional space for visiting guests, a bespoke home office, or a vast range of other uses, enhancing both the versatility and the already undeniable charm this home has to offer.

OUTSIDE:

Externally, the charm continues with a private front garden, enclosed by original stone walling and timber fencing. Whilst this generous area is fully laid to lawn, the incorporation of the original stone steading arches provides character and potential to create and design a truly magnificent outdoor space. Along with the approved plans for the proposed garden room, the garden space offers a magnificent opportunity to truly make this space something spectacular. Off street parking is available within the shared walled area. An outdoor store adjoining the property provides external storage space. Whilst a doorway within one of the original arches leads through to the communal courtyard area.

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.



SERVICES:

Mains water and drainage. Mains electricity. Gas central heating. Timber sash and casement single glazed windows. FTTP broadband connection available.

CONSERVATION AREA AND LISTED BUILDINGS:

The property is not located within the Peebles Town Conservation area. The property is listed as category C.

ITEMS TO BE INCLUDED:

All fitted floor coverings, window shutters, 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 D. Amount payable for the financial 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 D (57) with potential C (74).

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 October 2025.

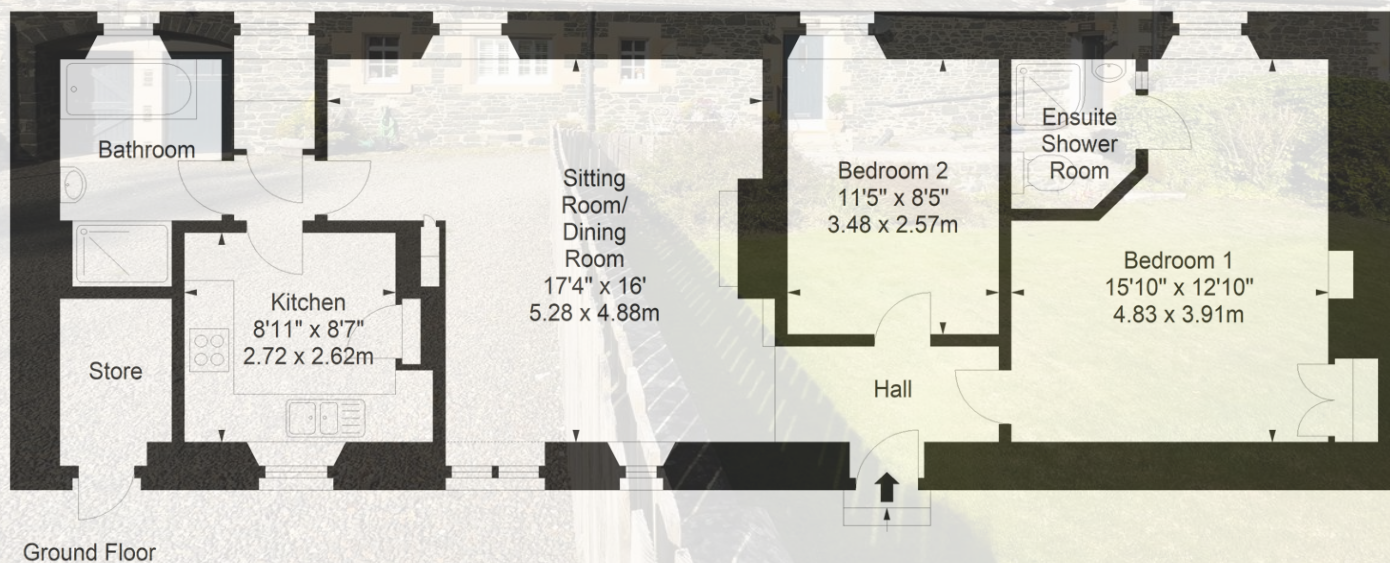


**Meikle Cottage,
Kingsmeadows Cottages,
Peebles,
Scottish Borders, EH45 9HR**



Approx. Gross Internal Area
801 Sq Ft - 74.41 Sq M
Store

Approx. Gross Internal Area
31 Sq Ft - 2.88 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.



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