



Drysdale Villa, 9 Crossland Crescent, Peebles, EH45 8LF  
Offers Over £305,000





Peacefully nestled in the picturesque Borders town of Peebles, an extremely attractive traditional stone two-bedroom ground floor flat occupying a central location just a short stroll from the vibrant High Street.



#### DESCRIPTION:

Dating back to the late 1800s, "Drysdale Villa" showcases original features and offers the perfect blend of period charm and character, complemented by the comfort and convenience of tasteful modern upgrades. Offering around 1,001 square feet of comfortable accommodation, the property is further complemented by a beautiful private garden, along with the convenience of private off-street parking. Just moments from an excellent array of shops, restaurants, bars, coffee houses and charming riverside walks, this delightful property offers broad appeal and is sure to captivate a wide range of buyers. Early viewing comes highly recommended.

Approached through a leafy mature private front garden to a welcoming main door entrance, the internal layout opens into a storm porch vestibule, which in turn leads to an inviting inner hallway providing access to all accommodation, and an extremely useful storage cupboard. Enjoying a front-facing outlook, the sitting room boasts soaring ceilings adorned with original ornate cornicing and a decorative ceiling rose, while a beautiful timber and cast-iron surround open fireplace forms a striking focal point. The kitchen has been fully modernised to a high standard, featuring a superb range of contemporary units, complemented by contrasting worktops and a stylish tiled splashback. Integrated appliances include an eye-level electric oven, electric hob, cooker hood, fridge, and a dishwasher, whilst there is ample space for a table and chairs, perfect for casual dining and gatherings with family and friends. Adjacent to the kitchen is a useful utility room with further fitted storage incorporating space and services for a washing machine, and an external door to the rear allowing easy garden access. There are two generously proportioned double bedrooms. The front-facing bedroom enjoys an attractive outlook over Crossland Crescent, while the rear bedroom benefits from peaceful views across the charming private walled garden. Completing the accommodation is an exceptionally spacious shower room, tastefully modernised with elegant tiling and a sophisticated suite comprising a generous walk-in shower and fitted storage vanity with integrated wash hand basin and WC. A rear-facing opaque window fills the room with soft natural light, creating a bright, airy, and space.

#### OUTSIDE:

Externally; the property benefits from fantastically proportioned private gardens to the front, side, and rear. Enclosed by original stone walls topped with elegant iron fencing, the front garden features two beautifully planted bedding areas with mature shrubs and greenery, complemented by a paved pathway that leads gracefully to the entrance. To the side, iron gates open onto a private driveway, offering convenient off-street parking for two to three vehicles, finished with stone chippings for easy, low-maintenance upkeep. Whilst the south-facing rear garden is predominantly laid to lawn, bordered by flowering beds and mature shrubs, a charming, paved patio provides a serene and private retreat, ideal for relaxing or enjoying alfresco dining during the warmer summer months.

#### 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.

#### 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.







#### SERVICES:

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

#### CONSERVATION AREA AND LISTED BUILDING:

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

#### ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, blinds, curtains throughout, and the 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 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.

#### EPC RATING:

The Energy Efficiency Rating for this property is D (61) with potential C (74).

#### 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.

#### 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.

#### 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:

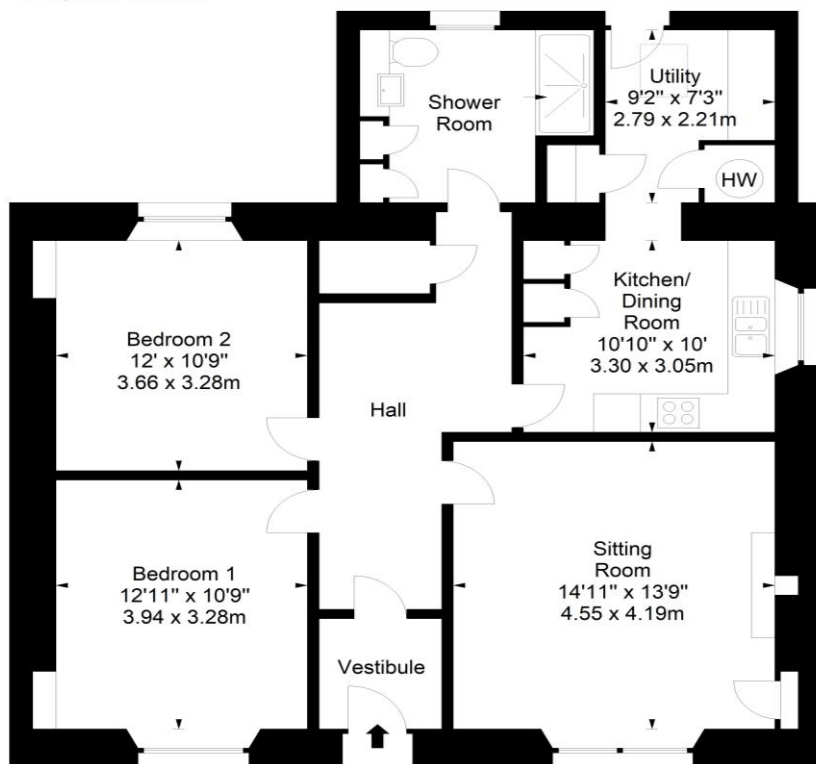
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer, and in order to comply with the necessary regulations, any offer presented to us must be accompanied by certified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

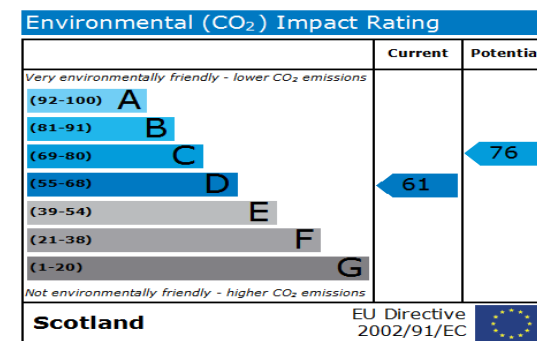
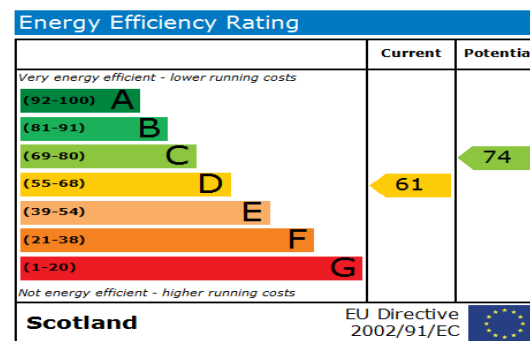
**Crossland Crescent,  
Peebles,  
Scottish Borders, EH45 8LF**



Approx. Gross Internal Area  
1001 Sq Ft - 92.99 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Ground Floor



**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](http://www.jbmstateagents.co.uk)