



8 Kittlegairy View, Peebles, Peeblesshire, EH45 9LZ
Offers Over £450,000



An exceptional five-bedroom modern detached family home, peacefully nestled within a highly sought-after development located on the outskirts of the picturesque Borders market town of Peebles.



DESCRIPTION:

Constructed in 2011, this outstanding home is impeccably presented throughout, offering spacious and versatile accommodation spanning 1837 square feet over two well-designed floors, thoughtfully crafted for modern living, seamlessly blending contemporary style with exceptional comfort. This superb home boasts a south-facing rear garden and a highly convenient location, just a 20-minute walk from the vibrant town centre with its excellent amenities. Well-served by the local bus route, it is also within easy reach of schools, scenic riverside walks, and cycle paths. Offering an ideal setting for a variety of buyers, early viewing is highly recommended.

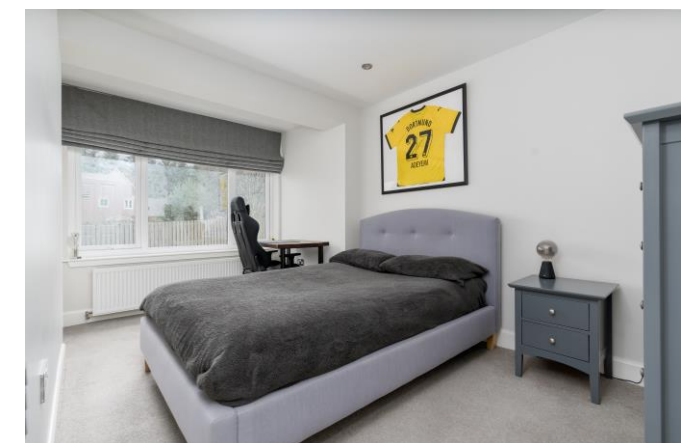
Thoughtfully remodelled, and welcomed with tastefully stylish interiors, the accommodation opens with an inviting entrance hallway, featuring a staircase to the upper floor with a convenient storage cupboard beneath, and a well-appointed guest cloakroom. The spacious and inviting sitting room is enhanced by a large bay window to the front, filling the space with natural light, whilst elegant glazed French doors to the rear open into the formal dining room, perfect for entertaining family and friends. The dining room leads through to a fabulous sun filled garden room enhancing the natural flow of the ground floor, whilst enjoying garden views with patio doors seamlessly connecting indoor and outdoor spaces. Accessed from the hallway, the stylish kitchen features a sleek array of modern wall and base units, complemented by contrasting worktops. Integrated appliances include an eye-level double electric oven, gas hob, extractor fan, dishwasher, and fridge freezer, ensuring both convenience and functionality. Adjacent to the kitchen, the utility room features matching units with dedicated space and provisions for a washing machine and tumble dryer. An external door provides convenient access to the garden, while an internal door leads to a practical boot room. Beyond this, a spacious and comfortable double bedroom overlooks the front garden, offering a versatile space suitable for various uses. On the first floor, a bright and airy galleried landing provides access to all accommodation, along with a useful airing cupboard and a ceiling hatch leading to the loft space. The spacious primary bedroom boasts a charming bay window to the front, ample fitted wardrobes, and a stylish, fully tiled, private en-suite shower room. There are three additional double bedrooms, two positioned at the rear and one at the front—one of which features built-in storage for added convenience. The accommodation is completed by a stylish family bathroom, featuring contemporary tiling, and comprising a WC, washbasin, a panelled bath with mains-powered overhead shower, and a rear opaque window allowing in the natural light.

OUTSIDE:

Externally, the property boasts private gardens to the front, side, and rear. At the front, an area of lawn sits alongside a paved pathway leading to the property, bordered by decorative stone chips and a section of mature shrubbery. A gated monobloc driveway offers convenient off-street parking and leads to an outdoor store equipped with power and lighting, all enclosed by a combination of brick walling and timber fencing. A side pathway leads to the private, south-facing rear garden, where a spacious lawn is complemented by a raised timber sleeper planter filled with a variety of vibrant plantings. The garden is further enhanced by two paved patio areas, providing ample space for both outdoor lounge and dining furniture, creating the perfect setting for alfresco entertaining and relaxation during the warmer months. A garden shed offers essential outdoor storage, and the garden is fully bound by timber fencing and stone brick walling.

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 fired central heating. UPVC double glazed windows. Telephone and FTTP broadband connection.

DEVELOPMENT FACTOR:

The development's communal areas are managed by Scottish Woodlands Trust, with an annual factoring charge of approximately £255 payable in 2024.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, blinds throughout, 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 G. Amount payable for year 2024/2025 - £3,566.37. 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 B (81) with potential B (88).

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 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 February 2025.

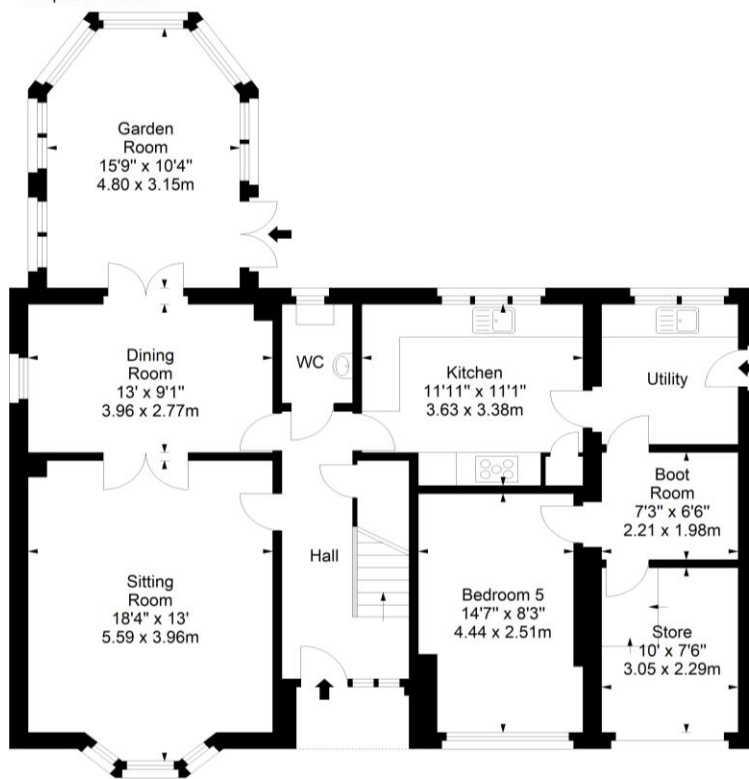




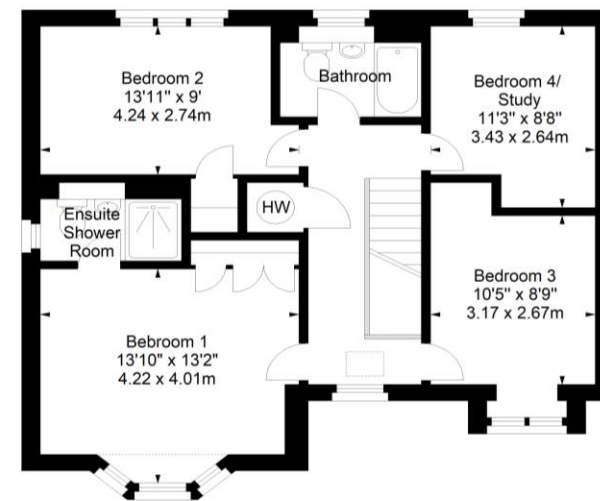
**Kittlegairy View,
Peebles,
Scottish Borders, EH45 9LZ**



Approx. Gross Internal Area
1837 Sq Ft - 170.66 Sq M
(Including Store)
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First 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