Abbotsneuk, March Street, Peebles, Peeblesshire, EH45 8EP

Fixed Price £365,000

JBM ESTATE AGENTS

The property is an impressive, traditionally built three-bedroom detached home, rich in character and charm, occupying an enviable corner position within the Conservation Area of the picturesque Borders town of Peebles.

DESCRIPTION:

Dating back to the late 19th century and formerly serving as the Station Master's house for the Peebles Railway, the property exudes a unique sense of history while offering tastefully stylish interiors that seamlessly blend traditional charm with modern comforts, providing approximately 1,365 square feet of well-proportioned accommodation across two levels, perfectly suited for contemporary family living. Conveniently located within easy walking distance of the town centre with its excellent range of amenities, as well as beautiful park and riverside walks on the doorstep, early viewing comes highly recommended.

With a welcoming approach, the accommodation opens into an entrance vestibule featuring an exposed stone wall, which flows seamlessly into the inner hallway, complete with a spindled staircase to the upper floor which benefits from generous storage beneath. With a charming box-style bay window to the front, the bright and well-proportioned sitting room features soaring high ceilings and complemented by elegant ornate cornicing that highlight the room's period character, whilst a striking fireplace with an open working fire serves as a central and warming focal point. The fabulous open-plan dining kitchen is fitted with an excellent range of stylish, high-quality floor and wall units, complemented by timber worktops and a contemporary tiled splashback. Integrated appliances include a washing machine, dishwasher, and fridge freezer, while a free-standing Rangemaster cooker takes centre stage as a striking feature. An external door provides direct access to the garden and flooded with natural light from a window overlooking March Street, the dining area offers the perfect space for family gatherings and entertaining friends. Completing the accommodation on this floor is a modern bathroom, designed to combine style and comfort, featuring a WC, sink, and a luxurious free-standing roll-top bath that serves as a striking centrepiece and inviting space to unwind. At the front of the first floor, a generous double bedroom enjoys fine views and highlights original period features, including a charming box-style bay window and an elegant open fire with an attractive surround, with ample space for freestanding furniture. A further well-proportioned double bedroom also features a traditional fireplace and a press-style shelved storage cupboard, while a large single bedroom at the rear of the house could equally serve as a home office if required. Loft access is via a hatch on the landing. Completing the accommodation is a fully tiled shower room, fitted with a corner shower, wash hand basin, and WC.

OUTSIDE:

Externally; the property benefits from private garden grounds to the front and side, thoughtfully planted with greenery and shrubbery to provide a sense of privacy. The garden is predominantly laid to lawn with attractive shrub borders, while a raised area, accessed directly from the kitchen side door, offers a delightful space for morning coffee. An extremely useful lower ground storage cellar, accessed from the garden, provides excellent additional storage space, further enhancing the property's practicality. Unrestricted roadside parking is available on surrounding streets.

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. Mixture of aluminium and UPVC double-glazed windows, fitted with thermos-regulated secondary glazing, for both energy efficiency and sound insulation. 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, light fittings, blinds, shutters in sitting and dining room, integrated kitchen appliances, and the Rangemaster cooker 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 E. Amount payable for the financial year 2026/2027 - £2,923.84. 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 E (54) with potential C (72).

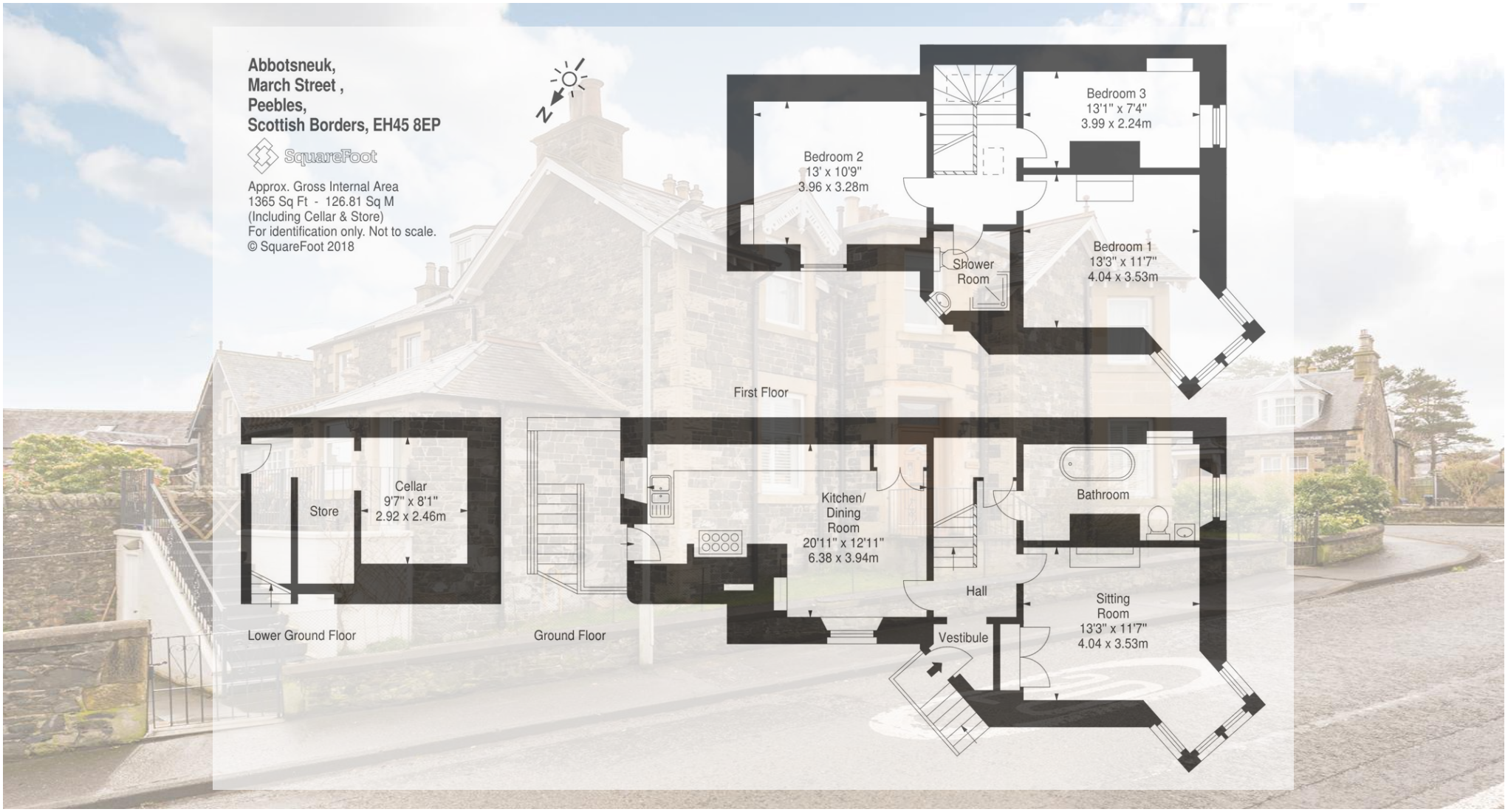
CLOSING DATE:
A closing date may be fixed, however, there is no requirement for the seller to fix a closing date when more than one interest is noted. JBM Estate Agents is entitled to accept their client's instructions to accept an incoming offer without having a closing date and without giving other 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:
All offers must be submitted to the Selling Agents in Scottish legal form, either by email to mail@jbmestateagents.co.uk or in writing to JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. The seller reserves the absolute discretion to accept or reject any offer received and is under no obligation to accept the highest or any offer. By law, all offers received will be intimated to the seller as soon as reasonably possible until formal conclusion of missives has taken place, unless the seller has provided specific written instructions not to pass on certain offers. Notwithstanding the receipt of an acceptable written offer, until missives are concluded, the seller and the Selling Agents reserve the right to continue marketing or re-market the property and to resume or conduct further viewings, particularly in the event of any delay by the purchaser in progressing the transaction. The purchaser or their solicitor will be notified in writing should the seller subsequently decide to place the property back on the market.

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:
JBM Estate Agents is a regulated estate agency business and is subject to the Money Laundering Regulations 2017, the Criminal Finances Act 2017, the Proceeds of Crime Act 2002 (POCA), the Economic Crime (Transparency and Enforcement) Act 2022, and other relevant legislation. We are required to comply with the guidelines set out by the regulator for the estate agency sector, HM Revenue & Customs (HMRC). In accordance with these requirements, we are legally obliged to carry out identity and source-of-funds checks on all property buyers. These checks are completed through an independent third-party verification provider and must be successfully concluded before an offer can be formally accepted or a property marked as "under offer." All buyers are required to complete third-party AML verification, for which a non-refundable fee of £20 plus VAT (£24 in total) per individual applies. All information is handled securely and in accordance with current data protection legislation. JBM Estate Agents is registered for AML supervision with HMRC under registration number XBML00000125848, and we are legally required to report any evidence or suspicion of money laundering to the relevant authorities without notification.

Particulars prepared March 2026.



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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