



9 Provost Kirkpatrick Court, Peebles, EH45 8EW
Offers Over £265,000



Peacefully positioned within an attractive modern development, a deceptively spacious two-bedroom first-floor flat enjoying a highly convenient setting in the heart of the picturesque Borders town of Peebles.



DESCRIPTION:

Built in 2007, this bright and well-presented property offers a thoughtfully designed layout, combining modern comfort with a wonderful sense of space and privacy, while providing a generous 1064 square feet of well-appointed accommodation. The property benefits from resident and visitor parking, along with beautifully maintained communal gardens. Just a short stroll from the vibrant High Street and ideally placed for an excellent selection of independent shops, cafés, bars, restaurants, and everyday amenities. This property is well suited to a wide range of buyers and early viewing is highly recommended.

Accessed via a secure entry phone system and well-maintained communal hall and stairwell to the first floor, the property opens into a spacious and welcoming entrance hallway which provides access to all accommodation, along with two extremely practical storage cupboards. Peacefully positioned, the relaxing sitting room enjoys a southerly aspect, with a side-facing window and patio doors opening onto a Juliet balcony, offering an abundance of natural light as well as a delightful leafy outlook. The large dining kitchen is fitted with an excellent range of wall and base units, complemented by granite worktops and a tiled splashback. Integrated appliances include an eye-level electric oven, microwave, induction hob, washing machine, and dishwasher, while space and connections are provided for a fridge freezer. With ample room for a table and chairs, the dining area is perfectly suited to family meals and entertaining, while dual rear-facing windows flood this fantastic open-plan space with natural light. The generously proportioned principal bedroom enjoys a peaceful rear-facing outlook and benefits from fitted double wardrobes and a private en-suite shower room, providing excellent practicality and convenience. The second bedroom is a comfortable double, enjoying peaceful views and is also fitted with double wardrobes. Completing the accommodation is the well-appointed main bathroom, featuring a WC, wash hand basin and large walk-in shower enclosure, together with a built-in laundry cupboard providing excellent additional storage.

OUTSIDE:

Externally, the property is set within beautifully maintained communal garden grounds, predominantly laid to lawn, and enhanced by a fabulous array of colourful, mature plantings, creating an attractive and established setting. Ample resident and visitor parking is available to the rear of the development, while a discreet bin store along with a drying green are neatly positioned to the rear for added convenience. Although there are no private garden grounds, the property is exceptionally well placed to enjoy a wealth of nearby parks, scenic riverside walks, and excellent leisure facilities, all within easy reach.

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, and 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.

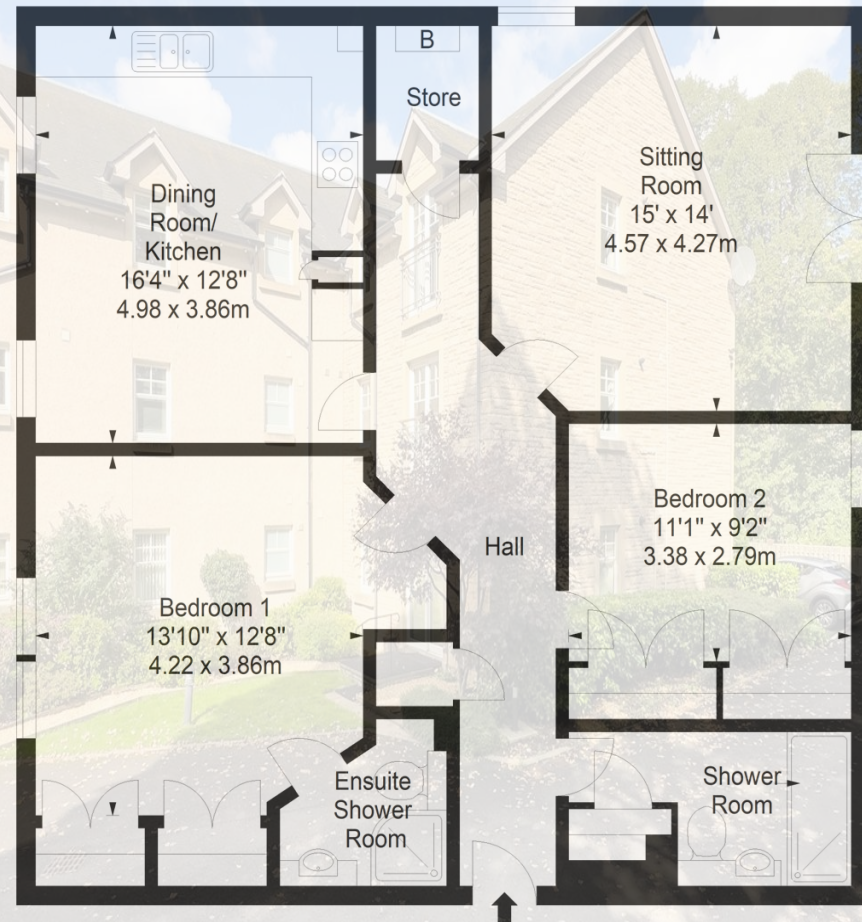




**Provost Kirkpatrick Court,
Peebles,
Scottish Borders, EH45 8EW**



Approx. Gross Internal Area
1064 Sq Ft - 98.85 Sq M
For identification only. Not to scale.
© SquareFoot 2026



First Floor

SERVICES:

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

DEVELOPMENT FACTOR:

The communal areas of the development are managed by Charles White LTD with a monthly factoring charge of £152.00 payable in 2026/2027.

ITEMS TO BE INCLUDED:

All fitted floor coverings, blinds, curtains, light fittings throughout and integrated kitchen appliances will be included in the sale. Additional items of furniture can be available/included under separate negotiation.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category E, with an annual charge of £2,923.84 payable for the year 2026/2027. The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

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 (83) with potential B (83).

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.

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@jbmeestateagents.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 September 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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