



33 Kittlegairy View, Peebles, Peeblesshire, EH45 9LZ
Offers Over £235,000



Positioned within a desirable modern development, a fantastic, three-bedroom end-terraced house with private rear garden pleasantly positioned on the southern side of the picturesque Borders town of Peebles.



DESCRIPTION:

Built in 2012, and well-presented throughout, the property offers comfortable accommodation with a practical layout spread across two levels totalling around 766 square feet. Located approximately a twenty-minute walk from the town centre and well-served by a local bus route, the property is also within easy reach of both primary and secondary schools, making it an ideal choice for families, first-time buyers, or those looking to downsize. Early viewing is highly recommended to fully appreciate all this home has to offer.

With an inviting approach, the accommodation begins with a welcoming entrance hallway, featuring a convenient guest cloakroom/WC and a staircase leading to the upper floor. Situated at the front of the property, the modern, fully integrated kitchen is well appointed with a range of fitted wall and base units, a stainless-steel sink, and laminated worktop surfaces. Integrated appliances include an electric oven, gas hob, cooker hood, dishwasher, washing machine, and fridge freezer. A fitted breakfast bar provides the ideal space for casual dining. Positioned at the rear of the property, the bright and spacious sitting room enjoys a relaxing ambience, enhanced by a rear-facing window and French doors that provide seamless access to the private garden. There is ample space for a dining table and chairs, making it ideal for both everyday family living and entertaining guests, while a useful understairs cupboard offers practical storage. The first-floor landing has a useful linen cupboard and also provides access to the loft space. Situated at the front of the property, the charming principal bedroom features a built-in wardrobe and a window enjoying a pleasant leafy outlook over the park. To the rear is a bright double bedroom, and a versatile single bedroom, which could equally serve as a home office, nursery, or play-room. Completing the accommodation is a partially tiled bathroom fitted with a WC, wash hand basin, and a panelled bath with a mains shower over, along with an opaque window to the front allowing in the natural light.

OUTSIDE:

Externally, there are private garden grounds to the front and rear of the property. To the front, the open-style garden is laid to lawn and features a paved pathway leading to the entrance. At the rear, the sunny, south-facing garden is also laid to lawn and enhanced by a timber decked area, ideal for alfresco dining and relaxing during the warmer months. A secure garden shed offers excellent outdoor storage, while the space is fully enclosed by timber fencing with a gate providing convenient rear access. The development also benefits from ample resident and visitor parking.

LOCATION:

The Royal Burgh of Peebles is a thriving market town and the third largest town in the Borders with a population of around 9,000. Peebles is an ideal location for those looking to enjoy the country lifestyle taking full advantage of the fishing, hillwalking, mountain biking, horse riding, and golf facilities that the area has to offer. There is a swimming pool, and the Gytes Leisure Centre offers a wide variety of leisure activities to suit adults and children. Glentworth Forest and its popular mountain biking routes are approximately 4 miles east of Peebles offering excellent biking facilities. For those who enjoy the creative arts, the Eastgate Theatre & Arts Centre showcases local and international musical and artistic talent throughout the year and there are a number of popular festivals throughout the year including the week-long Beltane Festival which is steeped in the history of Peebles and follows a traditional format, an Arts Festival, Agricultural Festival, Rugby Sevens, and TweedLove Bike Festival, to name just a few. The High Street of Peebles has a wide selection of independent retailers and highly regarded restaurants as well as a number of high street favourites. The town also has a health centre, dentists, vets, banks, and supermarkets as well as primary and secondary schools. Peebles is ideally situated within commuting distance of Edinburgh which can be reached by private or public transport. There is a frequent bus service running to and from Edinburgh as well as services for Biggar, Galashiels, and nearby local towns. The A703 gives easy access to the Edinburgh City Bypass for onward travel to many destinations and Edinburgh Airport for UK or overseas travel.





SERVICES:

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

DEVELOPMENT FACTOR:

The development's communal areas are managed by Scottish Woodlands Trust, with an annual factoring charge of approximately £255 payable in 2025.

ITEMS TO BE INCLUDED:

All fitted floor coverings, blinds, fitted light fittings 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 C, with an annual charge of £2,018.52 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.

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 C (80) with potential B (4).

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@jbstateagents.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:

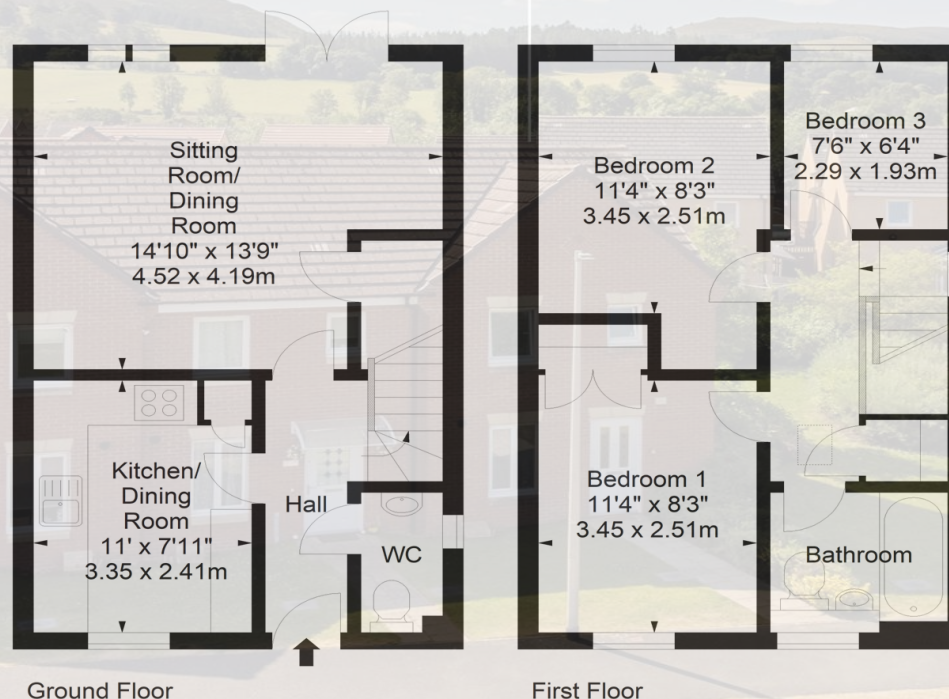
JBM Estate Agents is a regulated estate agency business and is subject to the Money Laundering Regulations 2017, the Criminal Finances Act 2017, the Proceeds of Crime Act 2002 (POCA), the Economic Crime (Transparency and Enforcement) Act 2022, and other relevant legislation. We are required to comply 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 July 2026.

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



Approx. Gross Internal Area
766 Sq Ft - 71.16 Sq M
For identification only. Not to scale.
© SquareFoot 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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