



44 Edinburgh Road, Peebles, Peeblesshire, EH45 8EB
Offers Over £450,000



A spectacular double-fronted, three-bedroom detached family home, commanding a prime position on the northern edge of the picturesque Borders town of Peebles.



DESCRIPTION:

Dating back to the 1930s, this exceptional home has been thoughtfully and sympathetically transformed with modern family living in mind, seamlessly blending its timeless charm with exquisite contemporary interiors. Refurbished to an exceptional standard, offering spacious accommodation extending to approximately 1,614 square feet with a versatile layout blending elegance, comfort, and practicality. Complemented by beautifully maintained private gardens, off-street parking, a location just a short stroll from Peebles' vibrant town centre, along with easy access to scenic woodland walks, cycle paths, and excellent schooling, this outstanding home is sure to appeal to a wide range of buyers, and early viewing is highly recommended.

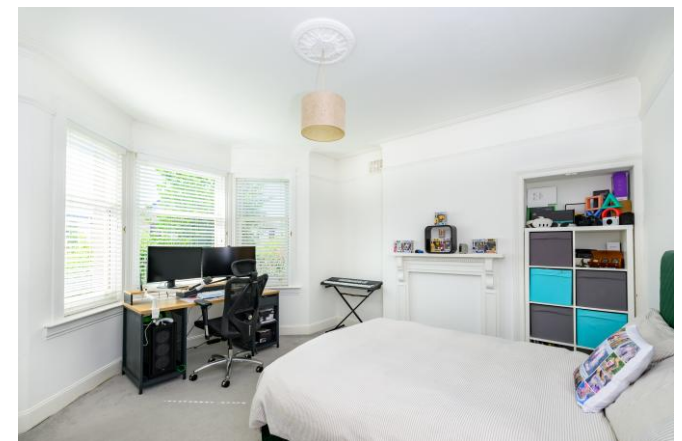
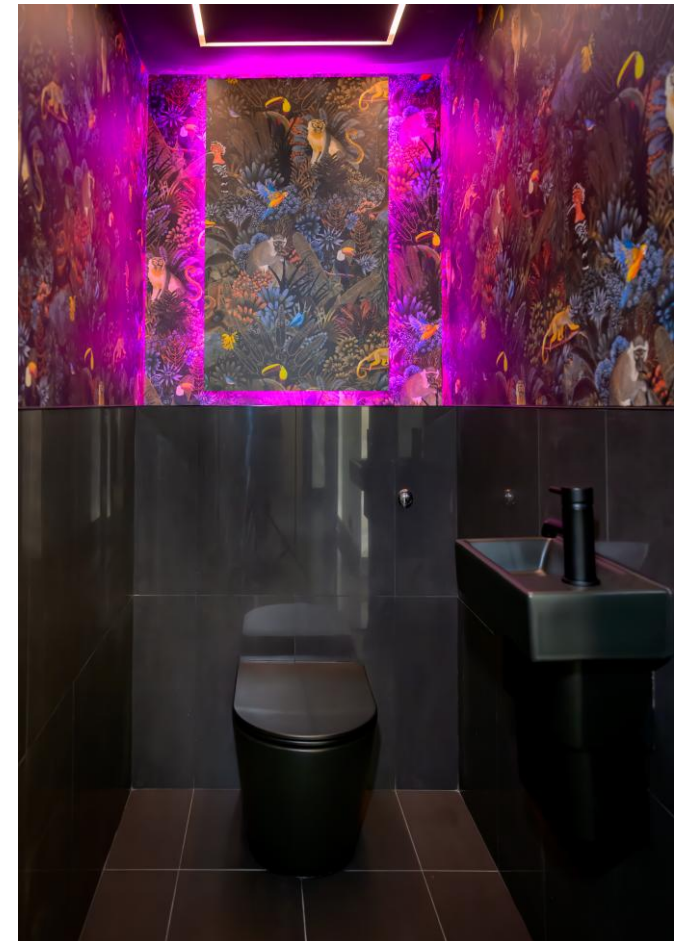
Impeccably presented with luxurious, high-quality interiors throughout, the accommodation opens into an entrance vestibule, flowing through to a spacious and inviting hallway with fitted storage. Glazed French doors open into the heart of the home, where the property reveals its contemporary side with a superb open-plan dining kitchen and sitting room, the perfect setting for family living and social gatherings alike. The kitchen is beautifully appointed with an excellent range of wall and base units, premium Silestone worktops, and a striking glazed teal splashback. Integrated NEFF appliances include an electric oven, microwave, induction hob with extractor, and a dishwasher, with space for an American fridge freezer. The dining area is bathed in natural light from a striking floor-to-ceiling window and large sliding patio door, while tastefully selected designer papered wall creates a sense of individuality. Continuing seamlessly from the dining area, the generous sitting room offers a luxurious space for relaxation and entertaining, enhanced by acoustic timber slat wall panelling, media wall, integrated surround sound system, and expansive floor-to-ceiling glazing patio doors that perfectly blend indoor and outdoor living. Combined, these exceptional spaces form a stunning entertaining area. Located at the front of the property, two comfortable double bedrooms each enjoy charming feature bay windows, while one benefits from the added character and warmth of a log burning stove. The luxurious fully tiled family bathroom is beautifully appointed with a WC, vanity wash hand basin, large double-ended bath, and extra-large walk-in rainfall shower, offering a superb blend of style and relaxation. Adjacent is a unique separate WC, sure to impress and provide a talking point among guests, featuring a striking black WC and wash hand basin, exquisite designer wallpaper, and atmospheric mood lighting. Elsewhere on the ground floor, is a handy boot room with side external door, and a useful utility room, both discreetly located and accessed from the sitting area. Rising to the first floor, a spacious landing area provides a versatile space, perfectly suited for a dedicated home office or quiet workspace. Completing the first floor is the impressive principal bedroom, a beautifully designed master suite featuring a large fully glazed Zinc clad dormer showcasing fabulous views, a charming bay-style dormer to the front, walk-in wardrobe, and luxurious private en-suite bathroom.

OUTSIDE:

Externally, the distinguished style and luxurious feel of the property continue, with beautiful outdoor spaces thoughtfully designed to complement the exceptional interiors and provide the perfect setting for both relaxation and entertaining. The front garden, set into two distinct areas featuring an abundance of mature planting and greenery, divided by a pathway to create a welcoming first impression. A private driveway to one side provides off-street parking for two vehicles, with gated access leading to the rear garden. A second gate opens to a porcelain-paved pathway which flows around to a generous patio area, conveniently accessed from both the dining and sitting rooms, creating the perfect setting for stylish alfresco dining and entertaining. A further raised patio, finished in matching porcelain paving, provides an additional seating area and seamlessly connects to a beautifully maintained lawn bordered by mature shrubs, hedging, and established greenery. A rear gate offers direct access to the surrounding countryside, ideal for enjoying scenic walks, while a metal garden shed provides useful external storage. The garden is fully enclosed by mature hedging, offering privacy and a tranquil outdoor retreat.

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, drainage, electricity, and gas. Gas-fired central heating with partial electric underfloor heating. Aluminium and UPVC double and triple glazed windows. FTTP broadband connection available.

ITEMS TO BE INCLUDED:

All fitted floor coverings, light fittings, blinds, curtains, and integrated kitchen appliances are included in the sale of the property. The sofa, dining table and chairs, and American-style fridge freezer are available by separate negotiation.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category F, with an annual charge of £3,572.34 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 (69) with potential C (77).

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.

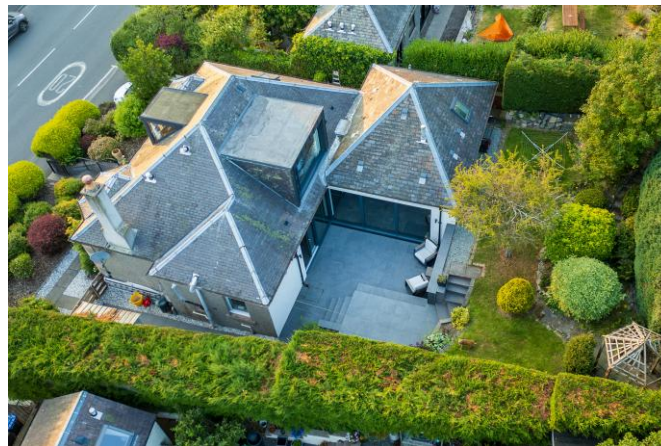
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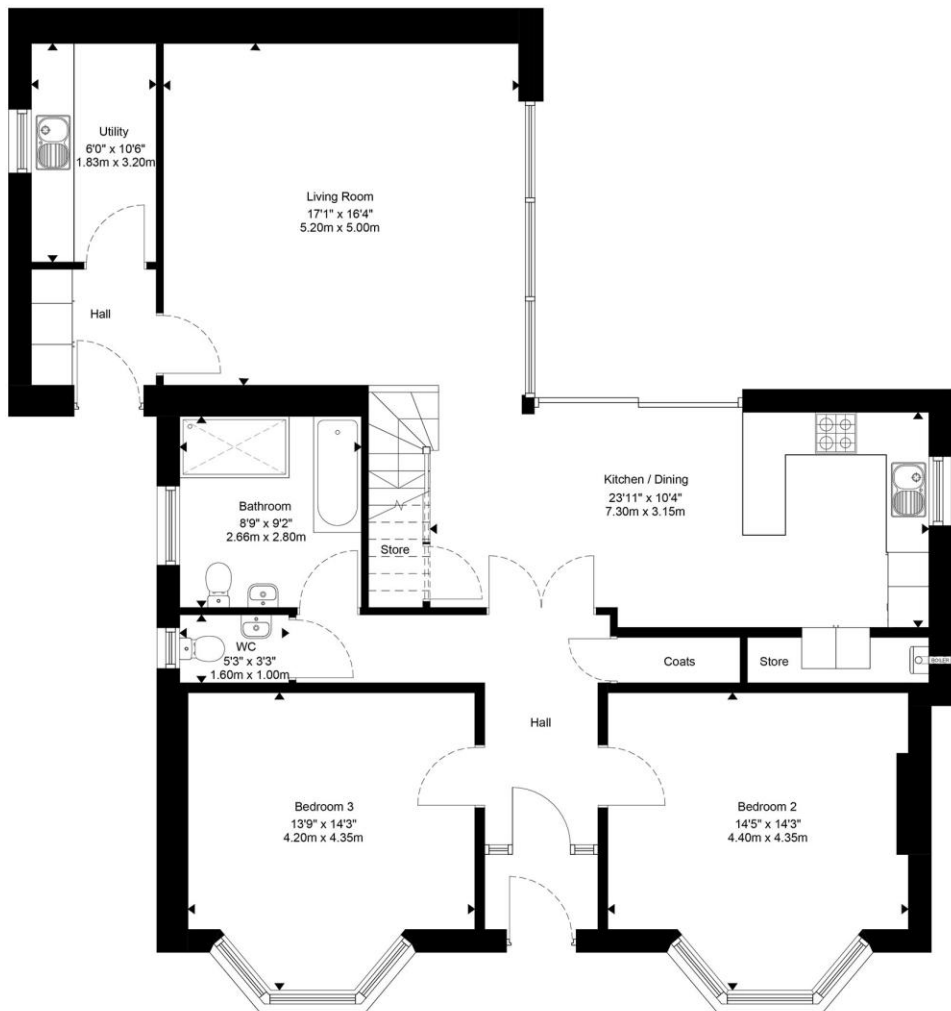
While we believe the information provided to be accurate, it is not guaranteed. All areas, measurements, and distances are approximate. The descriptions, photographs, and floorplans are intended for guidance only and are not necessarily comprehensive. It should not be assumed that the property remains 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.

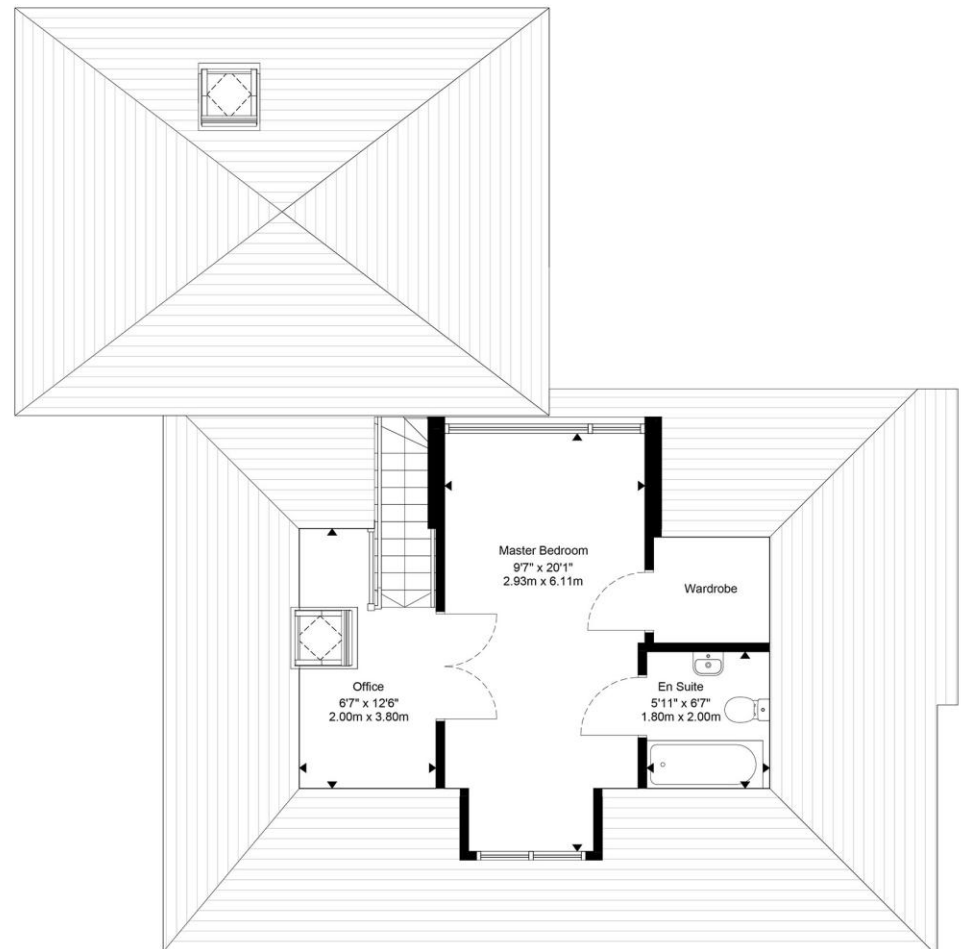




Ground Floor

Total Floor Area = 1614.59sq / 150m²

Disclaimer: All dimensions and floor areas are approximate.



First Floor



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