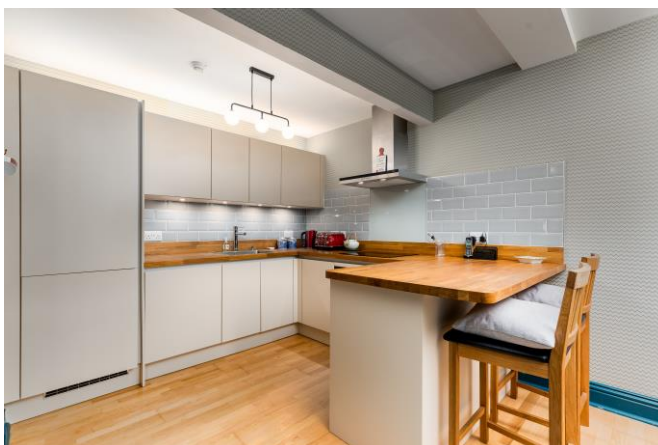




Apartment 6, Kingsmeadows House Peebles, Peeblesshire, EH45 9HR
Fixed Price £260,000



Set within the former Georgian country mansion Kings Meadows House, dating from the late 1700s, Apartment 6 is one of twelve exclusive residences, sympathetically converted while retaining original features and charm.



DESCRIPTION:

With tasteful and stylish interiors professionally designed, the apartment offers a quirky yet comfortable layout extending to approximately 938 square feet including a sociable open-plan living space. Occupying a peaceful and secluded setting within around 17 acres of mature grounds, yet just a short stroll from the vibrant town centre, with its excellent array of coffee shops, bars, restaurants, and independent shops, this property is sure to appeal to a wide range of buyers. Early viewing is highly recommended.

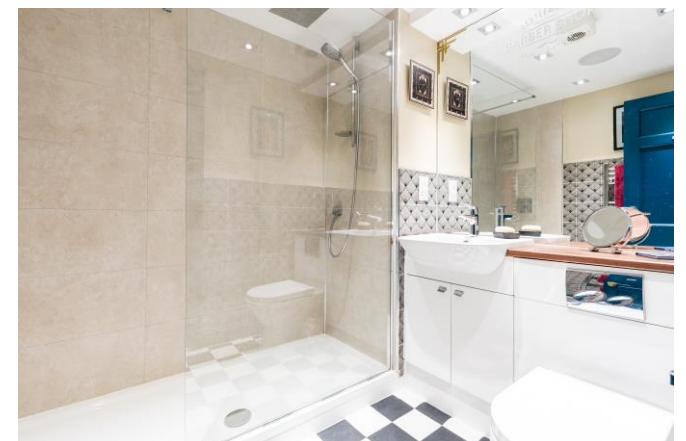
Making an impressive first impression down the tree-lined driveway to the beautiful building, apartment 6 is accessed via the main entrance which opens into an inviting circular hallway where a turning staircase curves down to the lower ground floor. Beautifully presented with stylish interiors throughout, the accommodation opens into a spacious reception hallway, complete with a large and practical storage cupboard. A doorway leads to an inner split-level hallway, with steps descending to the magnificent open-plan sitting, dining and kitchen area, providing a superb space for both relaxation and entertaining. Bathed in natural light from two side-facing windows overlooking the beautifully manicured lawns, this impressive open-plan space provides generous room for both lounge and dining furniture and flows seamlessly into a contemporary kitchen. The kitchen is fitted with a range of modern wall and base units topped with timber work surfaces and incorporates a breakfast bar, ideal for casual dining. Integrated appliances include an electric oven and hob, extractor hood, dishwasher, and fridge freezer. Adding to the excellent functionality of the room is a spacious walk-in storage cupboard, together with a separate utility cupboard discreetly housing the washing machine. There are two spacious and comfortable bedrooms, each offering ample room for a range of freestanding furniture. One is located just off the split-level hallway, while the other is accessed from the reception hallway, with both enjoying attractive views over the gardens. Completing the accommodation is a stylish modern shower room, fitted with a sleek vanity unit incorporating a WC and wash hand basin, together with a generous walk-in shower enclosure featuring a rainfall shower. Situated within the lower ground hallway is an extremely useful lockable store, providing secure and practical additional storage space.

OUTSIDE:

Externally, the property is set within approximately 17 acres of established grounds, enjoyed exclusively by the twelve residences. The beautifully maintained gardens surrounding the house provide an idyllic setting for outdoor relaxation during the warmer months, whether enjoying a picnic or a refreshing aperitif on the banks of the River Tweed. Beyond the formal gardens, the grounds unfold into picturesque woodland areas, abundant with mature trees and thriving shrubbery, offering a tranquil setting for peaceful walks and exploration. Generous parking for residents and visitors is conveniently situated to the front of the property.

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. Glentress 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. Timber framed sash and casement double glazed windows throughout. FTTP broadband connection available.

DEVELOPMENT FACTOR:

The communal areas of the development are managed by James Gibb Edinburgh, with a current monthly charge of around £330.00. This includes buildings insurance.

CONSERVATION AREA AND LISTED BUILDINGS:

The property is located within the Peebles Town Conservation area. The Building is B listed.

ITEMS TO BE INCLUDED:

All fitted floor coverings, blinds, fitted light fittings throughout, both 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 E. Amount payable for 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 C (75) with potential C (80).

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.

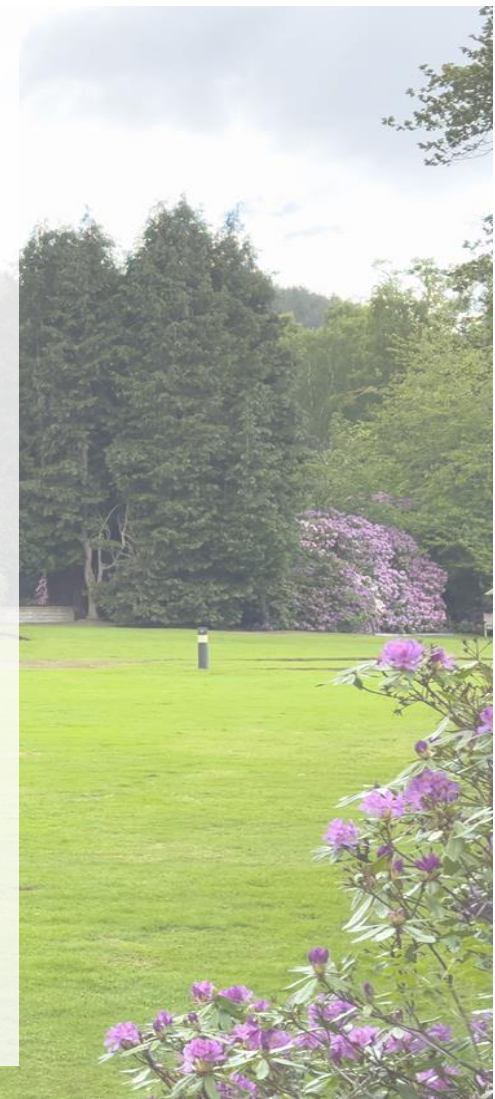
IMPORTANT NOTE:

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 June 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.



BESTTM
ESTATE AGENT GUIDE
2019 : EXCEPTIONAL

SALES

10 Northgate, Peebles, EH45 8RS
Tel: 01721 540170 Fax: 01721 520104
Email: mail@jbmestateagents.co.uk
www.jbmestateagents.co.uk