



9A Eastgate, Peebles, Peeblesshire, EH45 8AD
Offers Over £170,000



Set in the heart of the picturesque Borders town of Peebles, a fantastic two-bedroom second-floor flat occupying a prime central position, with views down the High Street, and across the rolling hills beyond.



DESCRIPTION:

Offering a well-proportioned layout, the property offers accommodation totalling 735 square feet, combining comfort and convenience, including a charming dining kitchen which provides a wonderful setting to enjoy views across the treelined Venlaw hills. Situated within easy reach of an excellent selection of amenities, including popular bars, restaurants, independent shops and a variety of everyday essentials, the flat also benefits from immediate access to scenic parks and picturesque riverside walks. With its desirable central setting and appealing lifestyle, this property is sure to appeal to a range of buyers, and early viewing is highly recommended.

Accessed at ground level via a shared entrance and stairwell rising to the second floor, where a bright and welcoming landing provides access to the internal accommodation. A welcoming hallway offers excellent storage, with three built-in cupboards, together with an additional compact office space, ideal for those working from home. A striking bay window to the front fills the sitting room with natural light, while offering wonderful views along the High Street and across the surrounding countryside. This bright and inviting space provides a relaxing setting in which to unwind and enjoy the outlook. Set to the rear, the generously sized dining kitchen is well-appointed with a good range of wall and base units, complemented by contrasting worktop surfaces. Integrated appliances include an electric oven, gas hob and extractor hood, with space and connections for a washing machine and under-counter fridge and freezer. A large corner-aspect window with built-in seating and space for a table and chairs enjoys fabulous views across the tree-lined hills beyond, while an original decorative iron fireplace adds a charming focal point and a wealth of character. Bright and welcoming, this delightful space is ideally suited to family meals and entertaining guests. The property offers two bedrooms, whilst one is slightly larger than the other, both are comfortable in size, with one enjoying a lovely outlook to the front of the property, and the other from a peaceful aspect to the rear. Completing the accommodation is the bathroom, fitted with a WC, wash hand basin, a panelled bath with a shower over, whilst a side-facing opaque window allows in the natural light.

OUTSIDE:

Externally, while the property does not have private garden grounds, it enjoys immediate access to a variety of local parks, scenic riverside walks, cycle paths and excellent leisure facilities, all just moments away. On-street parking is available directly to the front of the property, with additional free parking available nearby at East Station public car park from Sunday to Friday.

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.

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.



SERVICES:

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

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, and both free-standing 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. Amount payable for year 2026/2027 - £2,018.52. 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 D (62) with potential C (70).

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.

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:

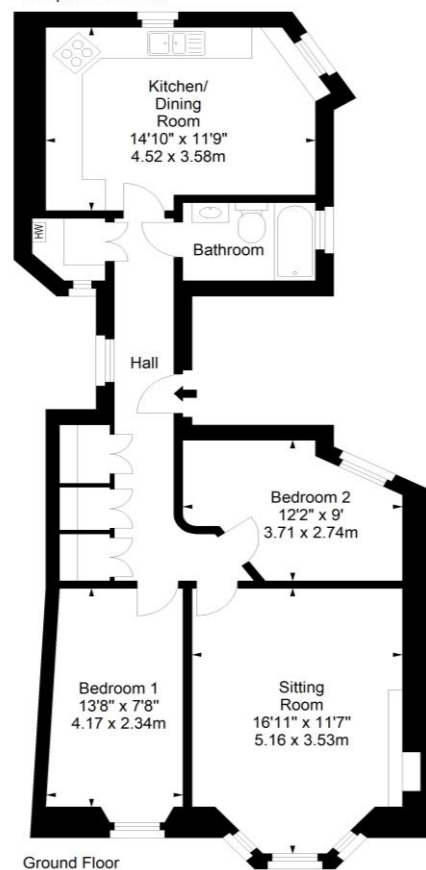
JBM Estate Agents is a regulated estate agency business and is subject to the Money Laundering Regulations 2017, the Criminal Finances Act 2017, the Proceeds of Crime Act 2002 (POCA), the Economic Crime (Transparency and Enforcement) Act 2022, and other relevant legislation. We are required to comply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

Eastgate,
Peebles,
Scottish Borders, EH45 8AD



Approx. Gross Internal Area
735 Sq Ft - 68.28 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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