



Rowanbrae, 103 Northgate, Peebles, Peeblesshire, EH45 8BU
Offers Over £390,000



An extremely attractive traditional stone built four-bedroom semi-detached house pleasantly yet centrally positioned in the heart of the picturesque Borders town of Peebles.



DESCRIPTION:

Dating back to the late 1800's, "Rowanbrae" formerly a family-run bed and breakfast, retains many of its original period features, while offering the new owner an exciting opportunity to design and create an interior to their own taste and specification. There is an impressive 1,942 square feet of accommodation arranged over three levels, including two versatile lower ground floor rooms that offer a variety of potential uses. Boasting generous living space, a private and secluded rear garden, and a central location just a few minutes' walk from the well-regarded High Street, which offers a superb range of amenities, this property is sure to prove popular, and early viewing is highly recommended.

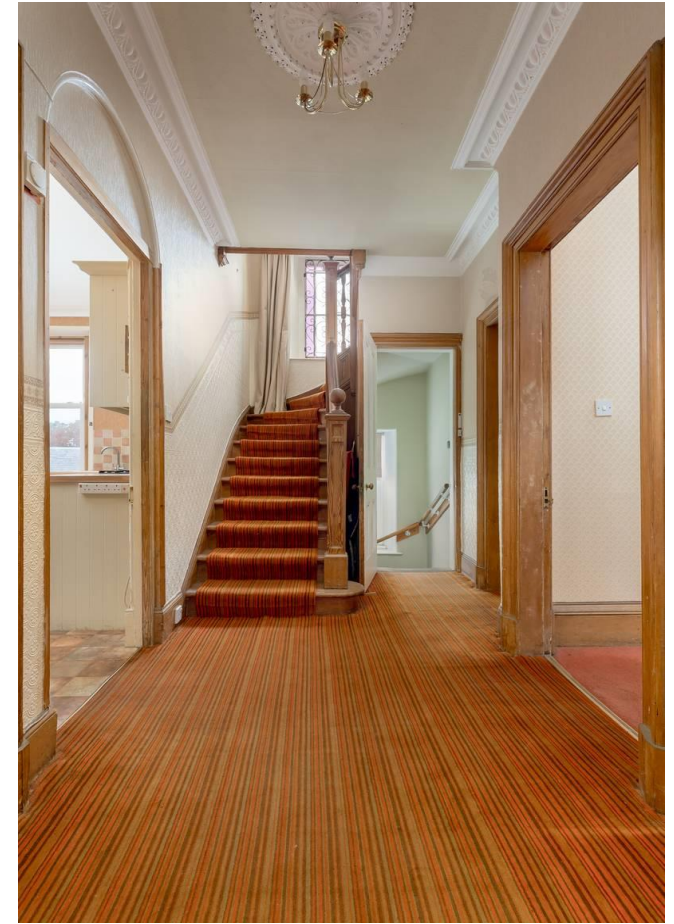
With a welcoming approach via the private front garden, the accommodation opens into an entrance vestibule, which in turn leads through to an inviting central hallway, featuring an impressive stairwell rising to the upper floor. The sitting room is of a generous size and features triple timber-panelled windows to the front, flooding the space with natural light. It also boasts soaring ceilings with original ornate cornicing and a centrally positioned gas fire with a brick surround. Across the hallway, the dining room also enjoys a front-facing outlook and, once again, features soaring ceilings with ornate cornicing, along with recessed display shelving. This space provides the ideal setting for both family gatherings and entertaining friends. The breakfasting kitchen is fitted with a good range of wall and base units, complemented by contrasting worktops and a tiled splashback. Appliances include a freestanding Rangemaster cooker, a dishwasher, and an integrated under-counter fridge and freezer. An original timber fireplace surround provides additional fitted storage, while a built-in cupboard offers further useful space (currently housing the boiler, if applicable). A window enjoys pleasant views to the rear. Across the hallway, and adjacent to the sitting room, Bedroom Four is also positioned to the rear and offers a well-proportioned double room, which could equally be utilised as a home office or adapted to suit a variety of uses as required. On the first floor, a spacious hallway landing provides access to three comfortable double bedrooms, two of which are located to the front and benefit from private en-suite facilities, with a further double bedroom positioned to the rear. Also on this level is a large family bathroom, fitted with a wash hand basin and enclosed bath, while adjacent is a separate WCA second stairwell from the main ground floor hallway leads down to the lower ground level. This floor offers two versatile rooms, both with rear-facing windows overlooking the private garden, along with a substantial walk-in storage area. An external door also provides direct access out to the private rear garden.

OUTSIDE:

Externally, the property enjoys private garden grounds to both the front and rear. The front garden is predominantly laid with decorative chips and complemented by mature shrubs and established greenery. A shared pathway to the side of the property leads round to the private and fully enclosed rear garden, a truly peaceful haven featuring an attractive array of mature planting, well-stocked flower beds, and leafy greenery. A paved patio area provides the perfect setting for al fresco dining and relaxation during the warmer summer months.

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 four 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 and drainage. Mains electricity. Gas-fired central heating. Both single-glazed and UPVC double-glazed sash and casement windows. FTTP broadband connection available.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, blinds, and curtains throughout, the Range Master cooker and dishwasher 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, 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.

EPC RATING:

The Energy Efficiency Rating for this property is D (56) with potential C (75).

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.

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 May 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 approximate 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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