



7 Edderston Ridge Crescent, Peeblesshire, EH45 9ND
Offers Over £420,000



The property is an attractive four-bedroom modern family home, pleasantly positioned within a sought-after and established residential development in the picturesque Borders town of Peebles.



DESCRIPTION:

This property is beautifully presented throughout, offering a well-proportioned layout extending to approximately 1,220 square feet. The ground floor has been carefully remodelled to create an impressive open-plan dining kitchen, providing a stylish and sociable heart to the home, perfectly suited to contemporary family living and entertaining. Ideally positioned within easy walking distance of the vibrant town centre, the property enjoys an enviable setting with excellent amenities, beautiful woodland walks, and highly regarded primary and secondary schools close by. Combining a desirable location with generous living space and contemporary comfort, it offers an appealing setting for modern family life. Early viewing is highly recommended.

Approached through the front garden and covered external porch, the accommodation opens into a welcoming central hallway, with a staircase rising to the upper floor which cleverly incorporates generous and practical storage beneath. Situated to the front, the sitting room features a bay window that floods the space with natural light, while an inset log-burning stove provides a charming focal point, creating a warm and cosy ambience during the colder months. Spanning the rear of the property, the fabulous open-plan dining kitchen provides a stylish and sociable space, forming the true heart of the home. Fitted with an excellent range of contemporary wall and base units, the kitchen is complemented by stylish tiling, creating a fresh and modern finish. Integrated appliances include an electric oven, microwave, induction hob with extractor above, and dishwasher and American fridge freezer, while the washing machine and tumble dryer are discreetly housed within the adjacent utility room. The dining area features patio doors creating a seamless connection between the indoors and the garden beyond and provides a bright and sociable area, perfectly suited to family gatherings, and relaxed entertaining. Completing the ground floor is a useful guest WC, conveniently accessed from the entrance hallway. Up on the first floor, there is a galleried hallway landing, an additional storage cupboard, and a ceiling hatch providing access to the loft space. Filled with natural light from dual-aspect windows to the front and side, the well-proportioned principal bedroom features twin double wardrobes and benefits from a private en-suite shower room. There are three further bedrooms, with two positioned to the rear, comprising a comfortable double bedroom with fitted wardrobes and a generous single bedroom with useful eaves storage. To the front is a further single bedroom with fitted storage, which could also serve equally well as a home office, hobby room, or nursery. The accommodation is completed by the modern family bathroom, fitted with a stylish vanity unit incorporating a WC and wash hand basin, together with a panelled bath and mains shower over.

OUTSIDE:

Externally; the property benefits from private garden grounds to both the front and rear. The open-style front garden features a lawned area with mature shrub borders, while a tarmac driveway provides off-street parking and leads to a useful external storage space fitted with a metal up-and-over door. The rear garden is predominantly laid to lawn, complemented by mature planting along the sides and rear. A large timber deck spans the rear of the property and is accessed directly from the dining area, providing an ideal setting for outdoor lounging and dining, perfect for alfresco entertaining. The garden is fully enclosed by timber fencing and includes a timber gate to the rear, along with a timber garden shed providing additional storage.

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 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 Green Belt Limited, with an annual factoring charge of approximately £245.00 payable in 2025.

ITEMS TO BE INCLUDED:

All fitted floor coverings, blinds, fitted light fittings throughout, integrated appliances, and the American fridge freezer 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 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.

EPC RATING:

The Energy Efficiency Rating for this property is C (73) with potential C (77).

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.

Photos taken August 2026. Particulars prepared September 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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