



Drumreoch, Kilbucho, Broughton, Scottish Borders ML12 6JQ
Offers Over £395,000



Surrounded by beautiful open countryside located on the edge of the charming Borders village of Broughton, Drumreoch is a magnificent four-bedroom detached family home.



DESCRIPTION:

Built in the early 1990s, this well-presented and thoughtfully proportioned property offers spacious and comfortable accommodation extending to approximately 1,632 square feet, with an additional 550 sq ft of versatile space including a single integral garage, home office, and music/games room. Combining an idyllic rural setting with the convenience of a welcoming village community, and with excellent amenities in the nearby towns of Peebles and Biggar, early viewing is highly recommended to fully appreciate the location and generous space on offer.

With a welcoming approach via a private driveway, the accommodation opens into a useful entrance vestibule, flowing through to a bright inner hallway with a guest WC and a turning staircase rising to the upper floor. With a dual-aspect outlook to both the front and rear, the open-plan sitting and dining room is a superb, sociable living space filled with natural light, offering the perfect setting for family gatherings and entertaining friends and family. Semi-open plan to the dining area, the kitchen continues the sociable feel and is fitted with a range of timeless base units complemented by worktops and a stylish tiled splashback. There is space and plumbing for a dishwasher, fridge freezer, and a Rangemaster cooker set beneath an attractive timber mantle. Accessed from both the dining area and kitchen, the conservatory provides additional living space, enjoying breathtaking views across the rolling hills and offering direct access to the private gardens. Elsewhere on the ground floor is a comfortable double bedroom which a window to the front of the property, and access to an understairs storage cupboard. Upstairs, the first-floor benefits from a dual-aspect landing and hallway. The principal bedroom is a generously proportioned room featuring fitted wardrobes, eaves storage, and dual-aspect windows to the side and rear that frame stunning views across the surrounding countryside. Adjacent is a convenient shower room, complete with WC, wash hand basin, and a shower enclosure. Two further comfortable double bedrooms complete the first-floor accommodation. One enjoys pleasant views to the front, while the other overlooks the rear, and both benefit from fitted wardrobes. Completing the floor is the family bathroom, which features a Velux window that floods the room with natural light. Accessed from outside, a practical utility room provides access to two further rooms currently configured as a music/games room and a separate home office with its own front external door. The music/games room was formerly a wet room and could be reinstated if desired. Together, these spaces offer flexible accommodation with potential for use as an annexe, or as per individual requirements.

OUTSIDE:

Externally; the property benefits from private garden grounds to the front, side, and rear. The front garden features a monobloc driveway providing ample off-street parking for two to three vehicles, complemented by attractive areas of mature planting. The driveway leads to a single integral garage with power and light. A side pathway leads to the private south-west facing rear garden, which captures the true essence of rural living with its breathtaking far-reaching views across the surrounding countryside. The garden offers an area of lawn, a paved monobloc patio, and a split-level timber decked area, all perfectly positioned to make the most of the stunning outlook and ideal for alfresco dining and entertaining. Fully enclosed by timber fencing and mature hedging, the rear garden provides a peaceful, private sanctuary in a glorious setting.

LOCATION:

Located along the A701 between Peebles and Biggar, the peaceful village of Broughton provides an attractive rural setting while still being within easy reach of Edinburgh, under 30 miles away and roughly an hour's drive. The village is well supported by a close-knit community and offers amenities including a community run shop, garage, tearoom/bistro, primary school/nursery, along with an active community life with a full programme of events at the village hall and numerous community initiatives. For a wider range of services, Biggar (about 5.5 miles away) and Peebles (around 12.7 miles) offer supermarkets, independent retailers, cafés, pubs, restaurants, and secondary schooling, while Straiton Retail Park can be reached in approximately 40 minutes for larger shopping needs. The area is surrounded by open countryside and scenic hills, offering plenty of walking routes from the doorstep, along with opportunities for cycling, horse riding, and fishing. The Village is set within easy commuting distance to Edinburgh and Glasgow, approximately 1 hour travel to both, with easy access to the M74 North & South.





SERVICES:

Mains water and drainage. Mains electricity. Air source heat pump heating system. Timber and UPVC double glazed windows. FTTP broadband connection available.

ITEMS TO BE INCLUDED:

All fitted floor coverings, light fittings, blinds, and the Rangemaster cooker 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 the financial 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 B (91).

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@jbmestateagents.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.

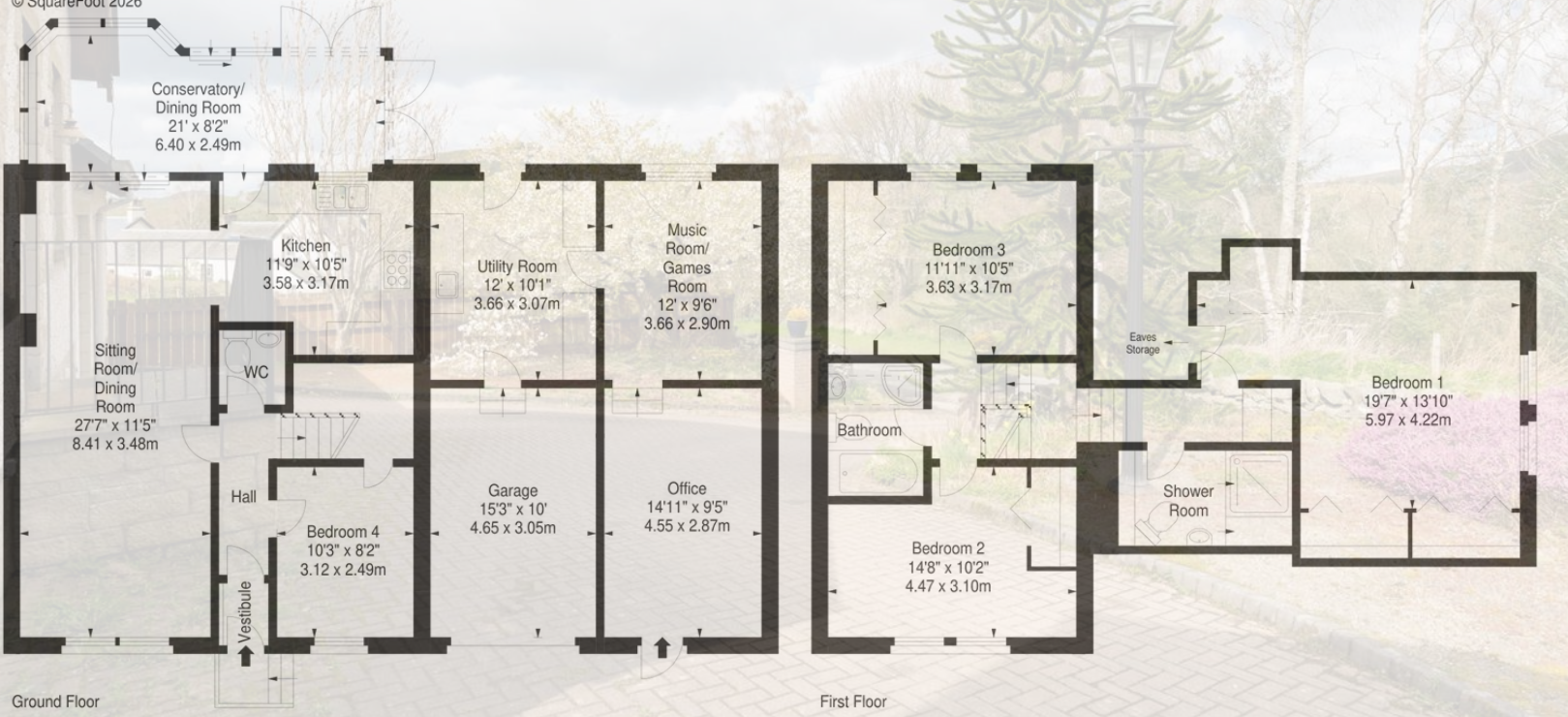
Particulars prepared April 2026.



Drumreoch,
Kilbucho,
Biggar,
Scottish Borders, ML12 6JQ



Approx. Gross Internal Area
1632 Sq Ft - 151.61 Sq M
Garage, Office & Music/ Games Room
Approx. Gross Internal Area
550 Sq Ft - 51.10 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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SALES

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