



2 Edderston Ridge Park, Peebles, Peeblesshire, EH45 9NG  
Offers Over £460,000



A fabulous four-bedroom modern detached family house peacefully positioned within a highly desirable development on the southern side of the picturesque Borders town of Peebles.



#### DESCRIPTION:

Built in the 1990's, this well-proportioned property enjoys a comfortable layout offering spacious accommodation totalling an impressive 1,601 square feet over two floors and benefits from a double detached garage. Boasting access to open countryside on the doorstep, Kingsland Primary School and Peebles High School within easy walking distance, and the well-regarded town centre, offering a superb array of amenities around ten minutes away on foot, this property is sure to prove popular, and early viewing comes highly recommended.

Beautifully presented throughout with stylish interiors, the accommodation opens into a welcoming entrance hallway, featuring a staircase to the upper floor with cleverly integrated and generous storage beneath. The well-proportioned sitting room enjoys a window to the front with a pleasant leafy outlook, while a centrally positioned log-burning stove with floating timber mantle creates both a cosy atmosphere and an attractive focal point. Glazed French doors open seamlessly into a fabulous conservatory, offering ample space for both lounge and dining arrangements and providing an ideal setting for family gatherings and entertaining guests. Accessible from both the conservatory and the hallway, the kitchen is fitted with a good range of timeless wall and base units, complemented by timber worktops and a stylish tiled splashback. Integrated appliances include a dishwasher and an extractor hood set above a Range Master cooker. Elsewhere on the ground floor, is a versatile room to the front which could easily serve as a home office, a ground-floor bedroom, separate dining room, or as desired. There is also a useful utility room housing a washing machine and fridge freezer, with an external side door providing access to the garden, along with a guest WC located to the front of the property. Following the staircase to the first floor, the hallway landing is bathed in natural light from a charming arched window and provides access to all first-floor accommodation, together with a convenient storage cupboard. The master bedroom features a striking vaulted ceiling and a dual aspect, with a side-facing window and rear French doors leading with a Juliet balcony, affording magnificent views. The room also benefits from generous fitted wardrobes and a private en-suite shower room. There are three further comfortable bedrooms, another one set to the rear, and two positioned at the front, each benefiting from fitted wardrobes. Completing the accommodation is the fully tiled family bathroom incorporating a WC, wash hand basin, and a panelled bath with shower over. A front-facing opaque window allows in the natural light.

#### OUTSIDE:

Externally, the property enjoys private gardens to the front, side, and rear. The open-style front garden is laid to lawn with decorative chippings, and a tarmac driveway provides off-street parking, leading to a double detached garage complete with power and lighting. A gated side pathway, complete with a paved seating area, leads to the delightful, private, and enclosed rear garden. Beautifully maintained, the garden comprises a lawn with flower bed borders, showcasing a stunning array of mature shrubs. A paved patio provides the perfect setting for alfresco dining, while an attractive timber gazebo offers a charming space for morning coffee or an afternoon aperitif. An octagonal greenhouse provides a haven for gardening enthusiasts, and the garden is fully enclosed by timber fencing.

#### 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. Both Timber and UPVC double-glazed windows. FTTP broadband connection available. Electric Vehicle charger.

#### ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, blinds throughout, integrated kitchen appliances, and the Range Master 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 G, with an annual charge of £4,256.80 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 (75) with potential C (78).

#### 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](mailto: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.

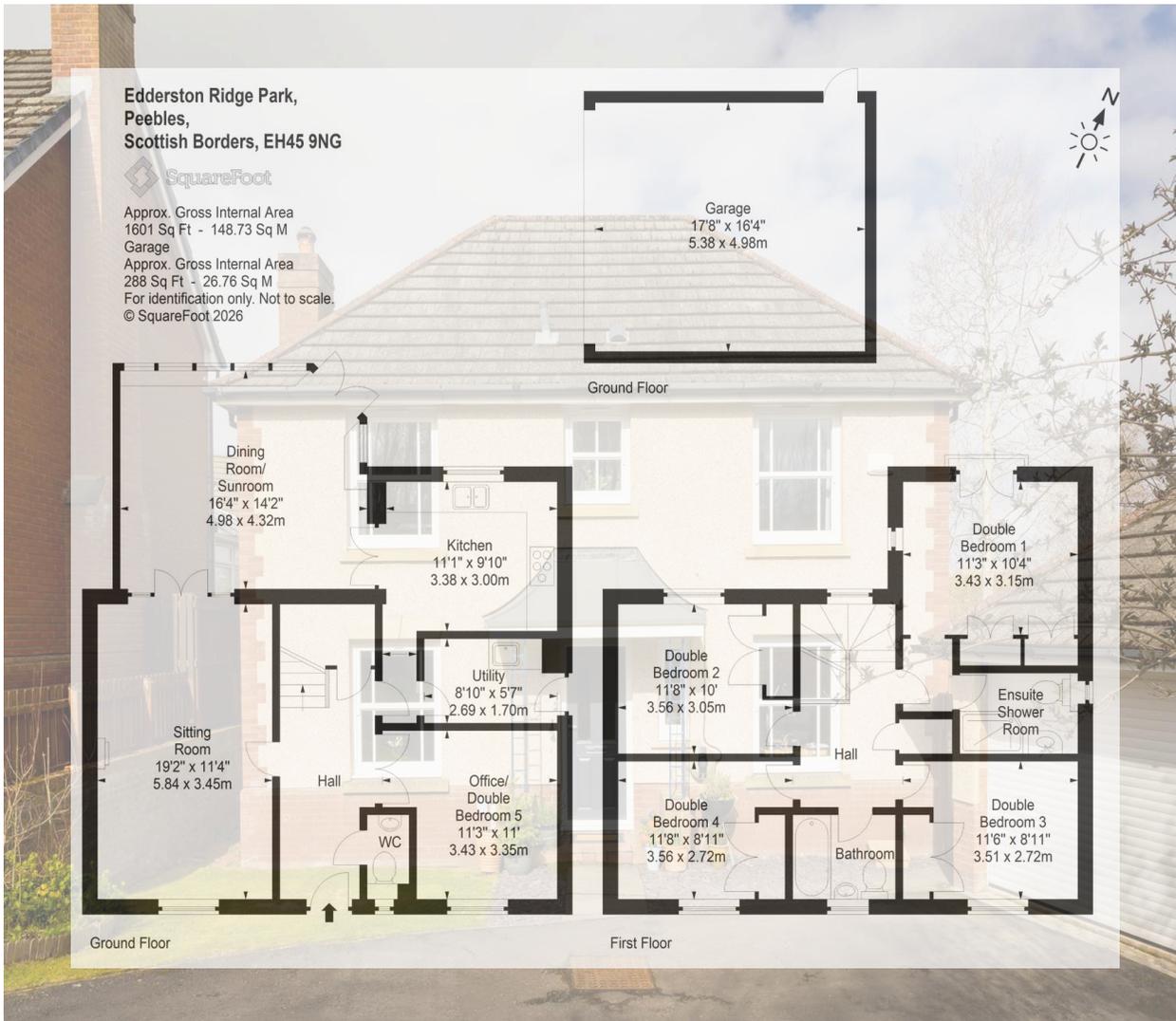
#### IMPORTANT NOTE:

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 March 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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