



97 Northgate, Peebles, Peeblesshire, EH45 8BU
Offers Over £250,000



Occupying a fantastic central location, a charming three-bedroom semi-detached family home with private front and rear gardens, boasting wonderful views over the picturesque Borders town of Peebles.



DESCRIPTION:

Built in the 1950's, the property is presented in good decorative order throughout with stylish interiors whilst offering a generous layout across three comfortable floors, extending to approximately 1270 square feet including a roomy basement with external access. Just a short stroll from the bustling High Street, this home provides easy access to a wide range of local amenities, as well as nearby parks, scenic riverside walks, and cycle paths on the doorstep. With so much to offer, this property is ideally suited to a variety of buyers, and early viewing comes highly recommended.

With an inviting approach through the private front garden, the property opens into a welcoming hallway, complete with a staircase to the upper floor and a convenient guest WC. The relaxing sitting room features dual aspect windows to the front and rear framing pleasant views while bathing the space in natural light. The kitchen, although compact is perfectly formed with a good range of modern wall and base units with contrasting worktops and splashback. Integrated appliances include a gas hob, electric oven, and a fridge. Semi-open plan to the kitchen with a split level, the dining room is located at the rear and offers the perfect spot for family gatherings and entertaining friends. On the first floor, there is a hallway landing with storage cupboard, and two comfortable double bedrooms, one situated to the rear, and the other to the front, which benefits from a walk-in cupboard. Also located to the rear on this level is the family bathroom, incorporating a WC, wash hand basin, and a panelled bath with mains shower over. An opaque rear-facing window allows natural light to filter through. Rising to the second floor, a landing area leads to the relaxing principal bedroom, which enjoys two rear-facing windows offering a fantastic outlook over the rooftops and hills beyond, along with a Velux window to the front. The principal bedroom also features a fitted wardrobe and additional storage space within the eaves. Accessed externally at the rear, there is a useful basement area currently used as additional storage space and utility area, benefiting from power and light.

OUTSIDE:

Externally, the property benefits from private, low-maintenance garden grounds to both the front and rear. At the front, there is a paved area bordered by a fantastic array of mature plantings fully bound by stonewalling and iron fencing. The rear garden enjoys delightful views and features a timber-decked area along with a spacious paved patio, providing ample room for outdoor dining and lounge furniture, the perfect setting for alfresco entertaining and relaxation during the warmer months. A staircase to the side leads down to a gated side entrance, offering both privacy and convenience and also leads to the basement rooms which benefit from power and light, plumbing for a washing machine, as well as fitted shelving. and also provides access. Parking is available on street at the front of the property.

LOCATION:

The Royal Burgh of Peebles is a thriving market town and the third largest town in the Borders with a population of around 9,000. Peebles is an ideal location for those looking to enjoy the country lifestyle taking full advantage of the fishing, hillwalking, mountain biking, horse riding, and golf facilities that the area has to offer. There is a swimming pool, and the Gytes Leisure Centre offers a wide variety of leisure activities to suit adults and children. Glentress Forest and its popular mountain biking routes are approximately 4 miles east of Peebles offering excellent biking facilities. For those who enjoy the creative arts, the Eastgate Theatre & Arts Centre showcases local and international musical and artistic talent throughout the year and there are a number of popular festivals throughout the year including the week-long Beltane Festival which is steeped in the history of Peebles and follows a traditional format, an Arts Festival, Agricultural Festival, Rugby Sevens, and TweedLove Bike Festival, to name just a few. The High Street of Peebles has a wide selection of independent retailers and highly regarded restaurants as well as a number of high street favourites. The town also has a health centre, dentists, vets, banks, and supermarkets as well as primary and secondary schools. Peebles is ideally situated within commuting distance of Edinburgh which can be reached by private or public transport. There is a frequent bus service running to and from Edinburgh as well as services for Biggar, Galashiels, and nearby local towns. The A703 gives easy access to the Edinburgh City Bypass for onward travel to many destinations and Edinburgh Airport for UK or overseas travel.



SERVICES:

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

ITEMS TO BE INCLUDED:

All fitted floor coverings, blinds, light fittings throughout, integrated kitchen appliances, and the washing machine 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 D. Amount payable for the financial year 2025/2026 - £2,092.11. 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 (69) with potential C (77).

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.

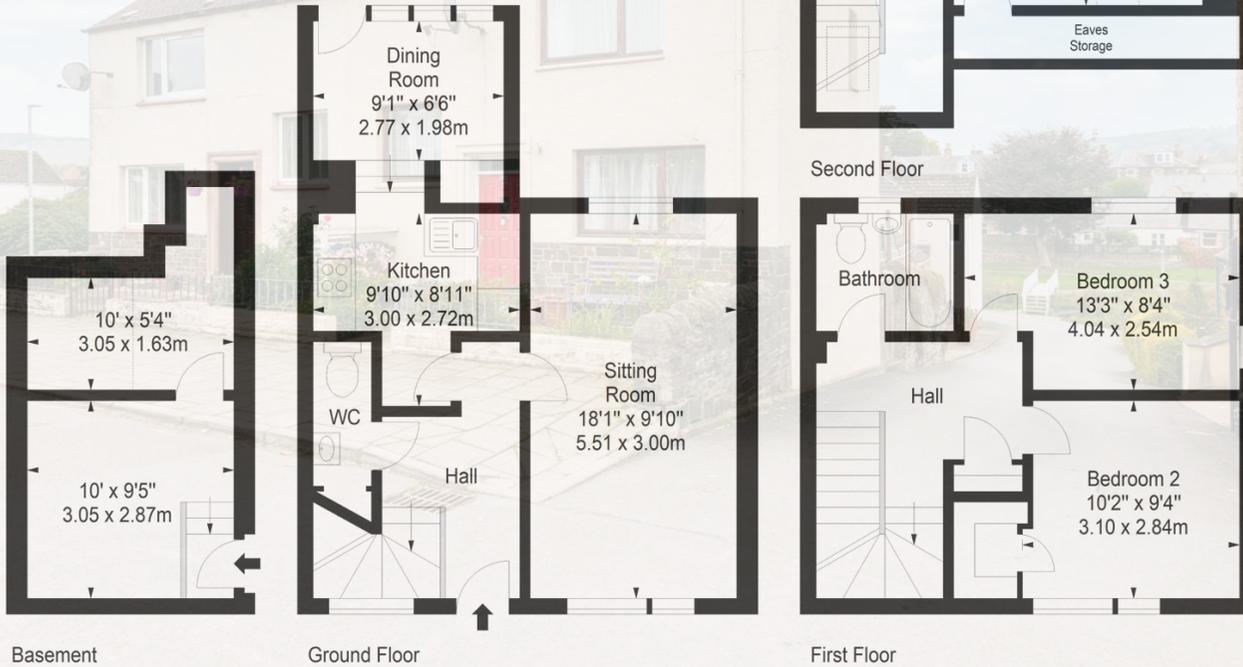
Particulars prepared October 2025.



Northgate,
Peebles,
Scottish Borders, EH45 8BU



Approx. Gross Internal Area
1270 Sq Ft - 117.98 Sq M
(Including Basement & Eaves Storage)
For identification only. Not to scale.
© SquareFoot 2025



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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