



13 Bellfield Crescent, Eddleston, Peeblesshire, EH45 8RQ
Fixed Price £385,000



Peacefully occupying an elevated position within a sought-after development, a four-bedroom detached family home with a detached single garage located in the picturesque Borders village of Eddleston.



DESCRIPTION:

Built in the late 1980s, this charming home combines tasteful interiors with approximately 1,216 square feet of internal space, thoughtfully arranged over two levels to provide comfortable and inviting accommodation throughout. The property benefits from PV solar panels, providing eco-friendly energy and substantial savings on energy costs. Ideally located just five miles north of Peebles, with its excellent array of shops, cafés, restaurants, and leisure facilities, and offering immediate access to scenic countryside walks and nearby cycle paths, this home is sure to prove popular, and early viewing is highly recommended.

Approached via the private front gardens, the accommodation opens into an inviting inner hallway, where a staircase rises to the upper floor, cleverly incorporating generous storage beneath. The welcoming sitting room features a window overlooking Bellfield Crescent and a timber surround fireplace with a gas fire insert, providing both warmth and an attractive focal point. The kitchen is fitted with a superb range of modern, stylish wall and base units, complemented by contrasting worktops and splashback. Integrated appliances include an electric oven, hob, and extractor hood, while space and connections are provided for a fridge freezer, washing machine, and dishwasher. An external door leads to a staircase descending to the private garden. Conveniently accessed from the kitchen, the dining room offers a charming space for casual meals, family gatherings, and entertaining guests. French doors lead to a balcony overlooking the garden and surrounding countryside, perfect for morning coffees or afternoon aperitifs. Elsewhere on the ground floor is a guest WC, with attractive double aspect bay window. On the first floor, a striking arched stained-glass window fills the landing with natural light. The principal bedroom features a private en-suite shower room and a built-in wardrobe. There are three further comfortable bedrooms, two of which also benefit from fitted wardrobes. Completing the accommodation is the family bathroom, which includes a WC, wash hand basin, and a P-shaped jacuzzi bath with shower over, with a front-facing opaque window allowing natural light to fill the space.

OUTSIDE:

Externally, the property benefits from private gardens to the front, side, and rear. The open-style front garden is predominantly laid to lawn, with areas of mature planting and greenery. At the rear, a driveway provides off-street parking with an EV charger connection and leads to a detached single garage. Bathed in afternoon sun with a desirable south-west aspect, the private garden is predominantly laid to lawn, complemented by mature shrub borders and flower beds that add vibrant colour. A paved patio offers the perfect space for alfresco dining or relaxing during the warmer summer months, while the garden is fully enclosed by timber fencing.

LOCATION:

Eddleston is a charming conservation village within easy commuting distance of Edinburgh and the city bypass. There is a thriving local community with a parish church and a village hall which provides a variety of clubs and activities for all ages. The village is connected to Peebles, Glentress and the Tweed Valley by a new off-road multi-use cycling and walking path, opened in 2023 and currently being extended to the north. Set in the heart of Eddleston is the highly regarded Horseshoe Inn which offers a restaurant, luxury rooms, and a bar. Leisure facilities, including a gym and swimming pool are available at the nearby Barony Castle Hotel which also offers fine dining and a lounge bar. The historic market town of Peebles is located just a ten-minute drive south of Eddleston and offers an excellent array of amenities including banks, post office, restaurants, pubs, independent shops, and well-known High-Street stores, as well as schooling at both primary and secondary levels. The local area is particularly well served for recreational activities with fantastic walking and cycling routes, golf courses, fishing, and mountain biking facilities at Glentress all within easy reach. A regular bus service runs through the village to and from Edinburgh and to neighbouring towns including Galashiels.





SERVICES:

Mains water and drainage. Mains electricity. LPG gas central heating. PV solar panel system with generous Feed in Tariff payments. EV Charger. Timber double-glazed windows. FTTP broadband connection available.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, blinds throughout, integrated kitchen appliances, as well as the fridge freezer, washing machine, 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 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.

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 D (59) with potential D (63).

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

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.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	59	63
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	71	74
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland	EU Directive 2002/91/EC	



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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