

Peebles
Call 01721 723999

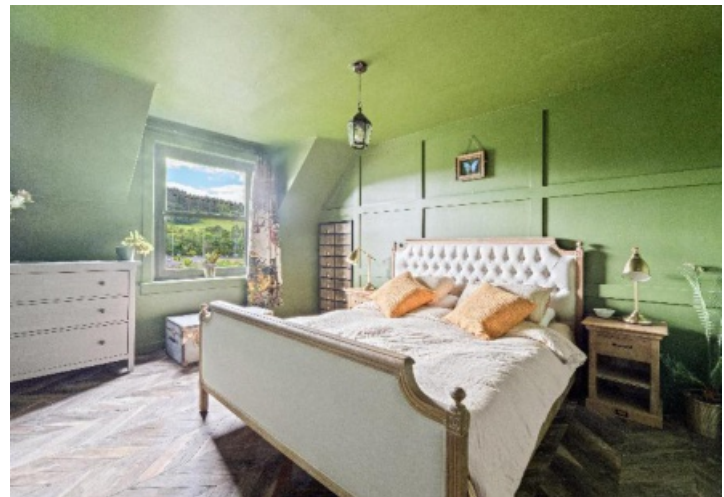
Offers Over £220,000

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12 Horsbrugh Ford, Peebles, EH45 8NE



An excellent opportunity to acquire this beautifully presented two-bedroom mid-terraced home, extending to approximately 98m² and originally constructed circa 1935. Occupying a desirable position within the popular Horsbrugh Ford area of Peebles, the property has been extensively upgraded and modernised by the current owner to create a turnkey home.

The accommodation is presented in excellent decorative order throughout and offers bright, well-proportioned living space ideally suited to first-time buyers, downsizers, young families, or those seeking a move-in-ready home.

Particular attention has been paid to improving the property's energy efficiency, resulting in a Band C Energy Performance Certificate rating. Enhancements include the installation of solar panels, an EV charging point, and a range of further upgrades designed to improve comfort, sustainability, and day-to-day running costs.

A standout feature of the property is the exceptional south-facing rear garden. Private, fully enclosed and thoughtfully landscaped, it provides an attractive and versatile outdoor space featuring a lawn, patio area, and dedicated vegetable growing area, making it ideal for relaxing, entertaining, and gardening enthusiasts alike.

Combining period character with modern upgrades and excellent energy efficiency, this attractive home enjoys a peaceful semi-rural setting whilst remaining within easy reach of Peebles and the wider Scottish Borders.

Accommodation

GROUND FLOOR

- * Hallway
- * Dual aspect open plan living / dining room with multi-fuel stove
- * Kitchen with large pantry cupboard / utility

FIRST FLOOR

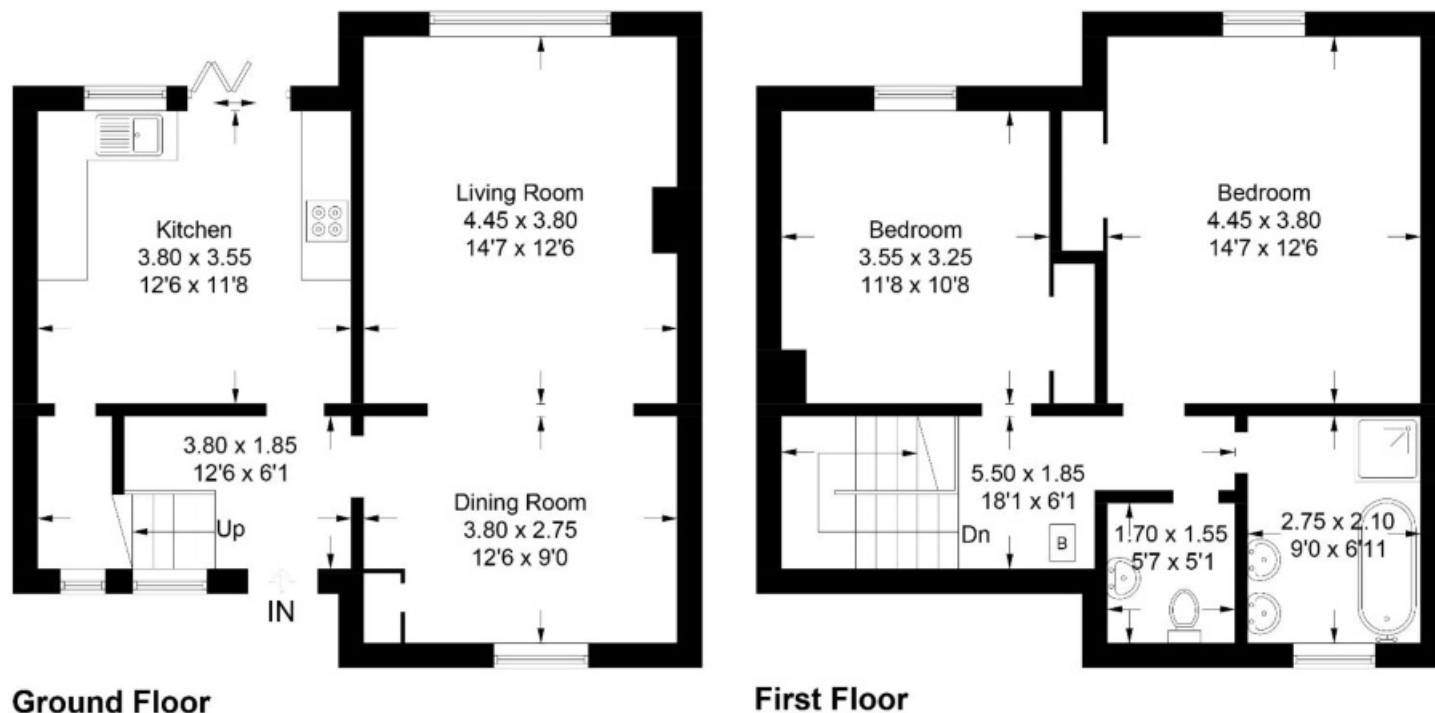
- * Upper landing
- * Two spacious double bedrooms with fitted wardrobes
- * Cloakroom
- * Bathroom with separate shower compartment

ADDITIONAL INFORMATION

- * Double glazing
- * Gas central heating
- * Driveway and private garden ground to the front
- * Private, fully enclosed, landscaped south-facing rear garden incorporating a lawn, patio, and well-established vegetable plot
- * Timber garden shed
- * Photovoltaic panels with a battery storage system located in the roof space
- * EV charger installed – ideal for energy-conscious buyers
- * New composite front and rear doors installed 2025

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Approximate Gross Internal Area = 98.0 sq m / 1055 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1312572)

Situation

The market town of Peebles sits amidst beautiful scenery in the heart of the Borders countryside. It is an idyllic and highly accessible location within easy commuting distance of Edinburgh and the other Border towns. Peebles offers an excellent choice of shops, supermarkets, restaurants and bars together with highly regarded schooling from nursery through to secondary years. There are a wide range of recreational facilities including the Gytes Leisure Centre, public swimming pool and Eastgate Theatre. Outdoor pursuits are on offer in abundance such as hill and riverside walks, fishing in the River Tweed, golf and mountain biking at the world renowned Glentress Forest.

Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

Services

Mains gas, electricity, water and drainage.

EPC

Band C

Council Tax

Band B

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Peebles

Call 01721 723999

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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