



Apartment 4, Kingsmeadows House, Peebles, EH45 9HR
Fixed Price £320,000



Nestled within the prestigious Kingsmeadows House development in the picturesque Borders town of Peebles, a two-bedroom lower ground floor apartment with breathtaking views of the River Tweed.



DESCRIPTION:

Apartment 4 is one of twelve distinctive residences within the former late 1700's Georgian country mansion house, tastefully converted preserving many original features. Rich in charm and character both inside and out, the apartment offers a comfortable and well-considered layout extending to approximately 1218 square feet. Occupying a peaceful and secluded setting within around 17 acres of mature grounds, yet just a short stroll from the vibrant town centre, with its excellent array of coffee shops, bars, restaurants, and independent shops, this property is sure to appeal to a wide range of buyers. Early viewing is highly recommended.

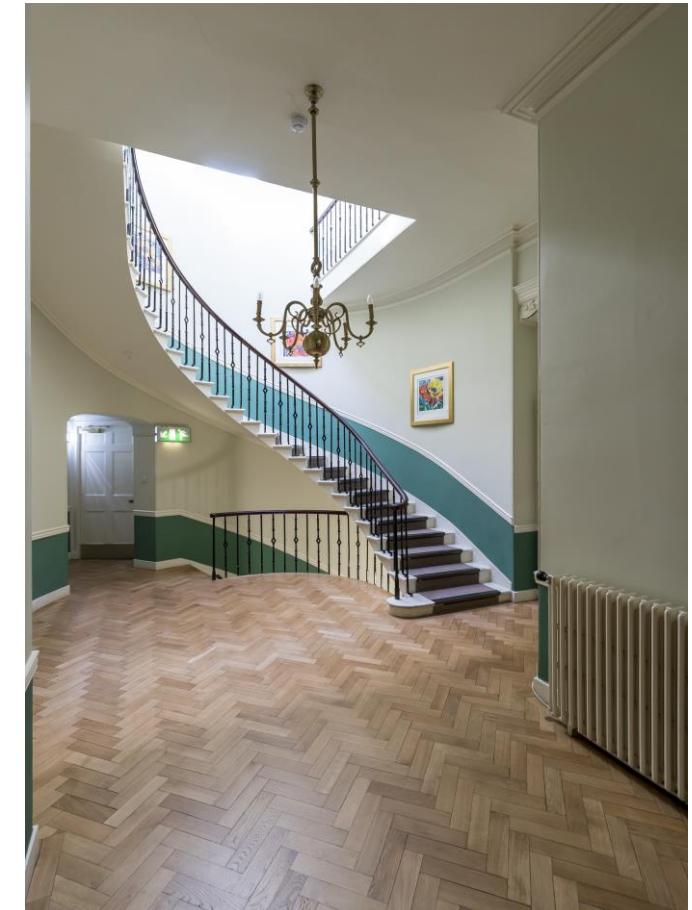
Approached via a picturesque tree-lined driveway, the impressive building provides a fabulous first impression. Apartment 4 is accessed through the main entrance, leading into an inviting circular hallway with a turning staircase descending to the lower ground level. Beautifully presented with stylish interiors, the layout opens into a bright and airy hallway, providing access to all accommodation, along with the added benefit of an essential storage cupboard. Bathed in natural light from dual-aspect windows to the side and rear of the building, the magnificent open-plan living, dining, and kitchen area is generously proportioned, providing an exceptionally sociable yet cosy setting to entertain or unwind, all while enjoying riverside views and beautiful surroundings. The sitting area boasts a traditional fireplace, and though for decorative purposes only, offers a true focal point. The dining area is filled with natural light, thanks to the addition of external French doors that offer both picturesque views and direct access to the riverside gardens. The stylish, contemporary fitted kitchen is seamlessly integrated with quality Siemens appliances, including an electric hob with extractor above, electric oven, dishwasher, and fridge freezer. An adjacent utility cupboard conveniently houses the washing machine. There are two exceptionally spacious and comfortable bedrooms, each offering ample room for a variety of free-standing furniture and enjoying uninterrupted views over the River Tweed. Completing the accommodation is the modern family bathroom comprising a sleek fitted vanity unit incorporating a WC and wash hand basin, and an adjacent p-shaped bath with mains rain-fall shower over. Located within the lower ground hallway is an extremely useful lockable store providing secure practical storage space.

OUTSIDE:

Externally; the property is set within approximately 17 acres of mature, garden grounds, shared exclusively by the twelve residences. The immediate gardens surrounding the house are beautifully maintained, ideal for enjoying alfresco moments during the warmer months, perhaps with a picnic and refreshing aperitif on the banks of the River Tweed. Beyond these manicured spaces, the wider grounds transition into enchanting woodlands filled with mature trees and lush shrubbery, offering perfectly peaceful walks for exploration. Ample resident and visitor parking is available at the front of the property.

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. Timber framed sash and casement double glazed windows throughout. FTTP broadband connection available.

DEVELOPMENT FACTOR:

The communal areas of the development are managed by James Gibb Edinburgh, with a current monthly charge of around £300.00. This includes buildings insurance.

ITEMS TO BE INCLUDED:

All fitted floor coverings, blinds, light fittings throughout, integrated kitchen appliances, and mirrored wardrobes in both bedrooms are included in the sale of the property.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category F. Amount payable for year 2025/2026 - £3,291.28. 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 (70) with potential C (78).

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.

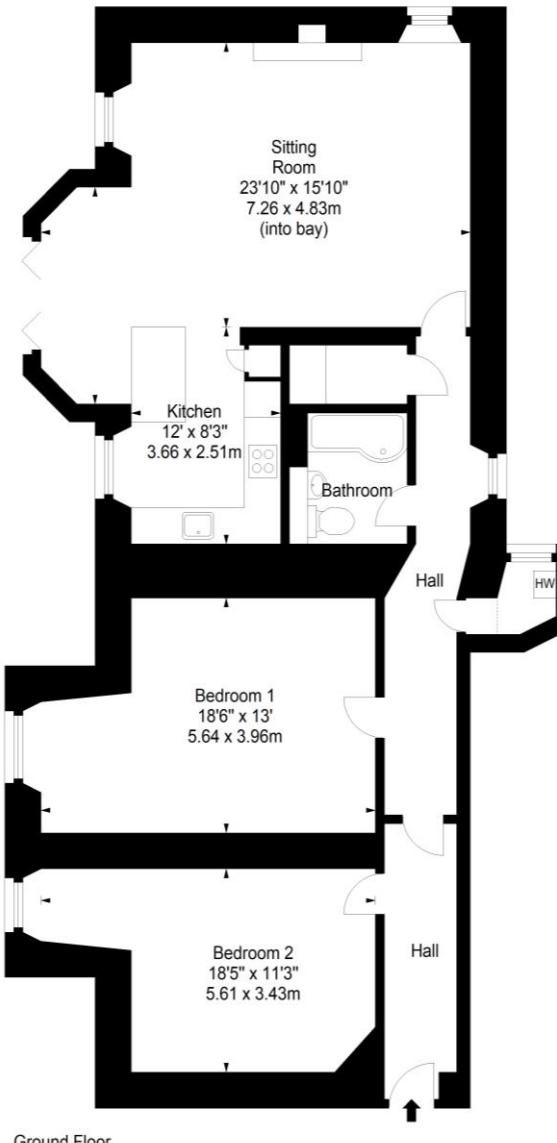
Particulars prepared July 2025.



**Kingsmeadows House,
Peebles,
Scottish Borders, EH45 9HR**



Approx. Gross Internal Area
1218 Sq Ft - 113.15 Sq M
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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