



22 Edderston Road, Peebles, Peeblesshire, EH45 9DT
Offers Over £390,000



A fantastic three-bedroom detached bungalow with beautifully mature private gardens and a single garage, peacefully positioned within a highly sought-after area in the picturesque Borders town of Peebles.





DESCRIPTION:

Built in the 1980s, this wonderful home has been thoughtfully remodelled and finished to an exacting standard, offering stylish single-level accommodation extending to approximately 1132 square feet. At its heart lies a stunning open-plan dining kitchen with an inviting snug area, creating a superb space for contemporary everyday family living. A sizeable attic space also offers exciting potential for conversion, subject to the necessary planning consents. Perfectly placed just a short stroll from the vibrant High Street and its excellent selection of local and independent amenities, whilst also enjoying easy access to well-regarded schools, parks, scenic riverside walks, and the surrounding countryside, this fantastic home is certain to attract strong interest, and early viewing is highly recommended.

Beautifully presented with tasteful interiors and a warm, welcoming ambience throughout, the accommodation opens into an entrance vestibule, which leads seamlessly through to an inviting inner hallway. Enjoying dual-aspect windows that capture fabulous views across the town, with a glimpse of the golf course and rolling countryside beyond, the sitting room is a beautifully bright and relaxing space, effortlessly combining comfort with an ever-changing outlook. Forming the heart of the home is a stunning open-plan dining kitchen with snug area, creating an exceptional space for both everyday family life and effortless entertaining. Beautifully appointed, the newly fitted kitchen offers an extensive range of wall and base units, complemented by solid timber worktop surfaces and an elegant splashback, combining style with practicality. Integrated appliances include an induction hob, electric oven, and undercounter fridge and freezer, whilst space and services are provided for a washing machine, dishwasher. Ample space for a dining table and chairs creates the perfect setting for family meals, gatherings, and entertaining friends, while the adjoining snug, with a window overlooking the rear garden, offers a versatile space, equally suited as a home study, children's play area, or a more formal dining space, easily adaptable to suit modern family living. Additionally, there is a storage cupboard housing the boiler, along with an external door providing convenient access to the garden from the snug. There are three comfortable bedrooms, all benefiting from generous, fitted wardrobe space. The principal bedroom is positioned to the front, enjoying the elevated outlook, while the two further bedrooms are situated to the rear, overlooking the private garden and offering a peaceful, open aspect. Completing the accommodation of this fantastic property is the fully refurbished contemporary family bathroom which incorporates a stylish 4-piece suite comprising a WC, vanity wash hand basin, a panelled bath, and a separate shower enclosure. A rear facing opaque window allows in the natural light.

OUTSIDE:

Externally, the private gardens to the front and rear provide a wonderful outdoor setting, with a pathway to the side offering convenient access between the two. The front garden is predominantly laid to lawn beautifully complemented by established wild planting, creating seasonal bursts of colour, and tucked away within the garden, a secluded seating area provides a wonderful spot for indulging in a good book within the peaceful surroundings. The front garden offers ample space to allow for a private driveway subject to necessary planning, creating convenient off-street parking. To the rear, the garden is again laid predominantly to an expanse of lawn, framed by a fantastic selection of wild-planted borders, adding colour, texture and a wonderful natural feel. Directly accessed from the side of the property, a delightful seating area provides a peaceful setting, ideal for alfresco dining and relaxing. A second seating area can be found towards the top of the garden, enjoying a particularly sunny position and providing the perfect spot for an afternoon aperitif. Additionally, there is a semi-detached single garage located nearby 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. Gas-fired central heating. UPVC double-glazed windows. FTTP broadband connections available.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, and integrated kitchen appliances 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 F. Amount payable for the financial year 2026/2027 - £3,572.34. 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 (68) with potential C (76).

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@jbstateagents.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 August 2026.

Edderston Road,
Peebles,
Scottish Borders, EH45 9DT



Approx. Gross Internal Area
1132 Sq Ft - 105.16 Sq M
Garage
Approx. Gross Internal Area
153 Sq Ft - 14.21 Sq M
For identification only. Not to scale.
© SquareFoot 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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