



2 Violet Bank, Peebles, Peeblesshire, EH45 8HA  
Offers Over £205,000





A delightful three-bedroom terraced family home with front and rear gardens occupying a pleasant position within an established residential area located in the picturesque Borders town of Peebles.



#### DESCRIPTION:

Built in around 1970, the property offers well-proportioned accommodation totalling 802 square feet over two floors with beautiful countryside views. The current owner has slightly reconfigured the first-floor layout from a two-bedroom into a three-bedroom home, enhancing its versatility and making excellent use of the available space. Ideally positioned just a short stroll from Halyrude Primary School, the vibrant High Street and a full range of local amenities, this property is perfectly suited to a variety of purchasers. Early viewing is highly recommended to fully appreciate all that is on offer.

Presented in crisp white décor throughout, allowing the new owner to add their own personal colour choices and interior touches, the accommodation opens to a welcoming entrance hallway, complete with a staircase to the upper floor and practical built-in storage beneath. Feature double doors open into a well-proportioned sitting room, enhanced by a large front-facing window framing an open outlook over the garden and leafy parkland beyond. The kitchen is fitted with a good range of wall and base units, complemented by contrasting work surfaces and incorporating a stainless-steel sink positioned beneath a rear-facing window, which enjoys an attractive outlook. Integrated appliances, include an electric oven, gas hob, and extractor fan, with dedicated space and connections for a washing machine, dishwasher, and fridge freezer. A rear hallway, accessed from the kitchen, provides entry to a guest WC and an external door leading directly to the private rear garden. On the first floor, a hallway landing provides access to three bedrooms, a useful linen cupboard, and a hatch to the loft space. There are two spacious double bedrooms, one at the front and the other at the rear, which features fitted wardrobes and enjoys charming views over the Venlaw Hills. The third bedroom is a comfy single with a front-facing window and a built-in cupboard. Completing the accommodation is the family bathroom, which comprises a WC, wash hand basin, and a panelled bath with an overhead shower. An opaque window to the rear allows in the natural light.

#### OUTSIDE:

Externally, the property features private front and rear gardens. The front garden is mainly laid with decorative chippings, with areas planted with mature shrubs and bushes, and enclosed by timber fencing. The rear garden is fully paved for low-maintenance living, offering a private and peaceful space ideal for alfresco dining or relaxing during the warmer months. A timber summer house, with the benefit of power, provides a delightful retreat to enjoy an aperitif and a good book in comfort.

#### 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 double-glazed windows. FTTB broadband connection available.

#### ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, blinds throughout, and both integrated and free standing kitchen appliances will be included in the sale.

#### COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category B. Amount payable for the financial year 2025/2026 - £1,627.20. 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 (73) with potential B (88).

#### 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](mailto: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:

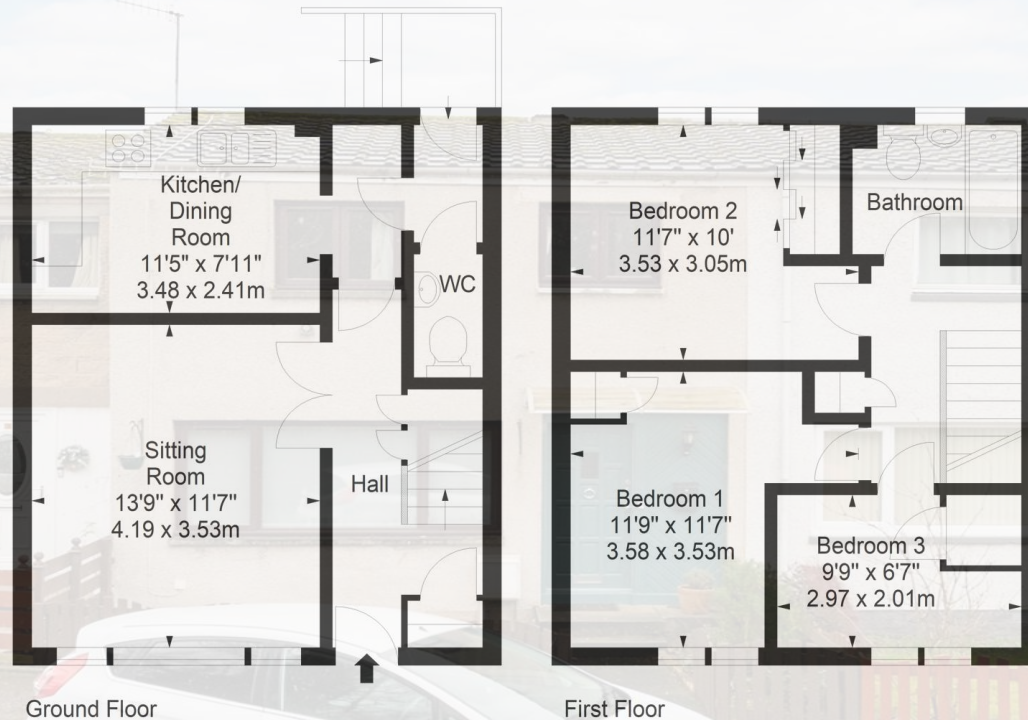
JBM Estate Agents is a regulated estate agency business and is subject to the Money Laundering Regulations 2017, the Criminal Finances Act 2017, the Proceeds of Crime Act 2002 (POCA), the Economic Crime (Transparency and Enforcement) Act 2022, and other relevant legislation. We are required to comply 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



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Scottish Borders, EH45 8HA**



Approx. Gross Internal Area  
802 Sq Ft - 74.51 Sq M  
For identification only. Not to scale.  
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**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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