



8 Kingsway, Peebles, Peeblesshire, EH45 9HY
Offers Over £265,000



The property is a fantastic three-bedroom end-terraced family home with private gardens, off-street parking and a single attached garage, pleasantly located in the picturesque Borders town of Peebles.



DESCRIPTION:

Built in the 1970'S, the property is well-maintained and presented in good decorative order throughout, offering deceptively spacious accommodation totalling an impressive 1,128 square feet spread across two comfortable levels. Just a short stroll from the vibrant town centre, the property enjoys seamless access to a whole range of amenities, scenic woodland walks, and highly regarded primary and secondary schools, making it an ideal family home. With its blend of generous living space, and fantastic location, early viewing comes highly recommended to fully appreciate all it has to offer.

Approached via a private front garden, the accommodation opens into an entrance porch with power and light, which leads through to a welcoming and spacious inner hallway which benefits from generous understairs storage, and a utility cupboard housing the washing machine. The generously proportioned sitting room features a large front-facing window, enjoying open views over Kingsway and allowing in plenty of natural light, whilst an attractive electric fireplace creates a warm and inviting focal point to the room. Located to the rear of the property, the kitchen is fitted with a range of wall and base units complemented by worktops and a tiled splashback. Integrated appliances include a double electric oven, gas hob, and extractor fan, with space and plumbing for a dishwasher and fridge. Adjacent to the kitchen and offering potential to create a desirable open-plan layout, the dining room enjoys rear-facing patio doors that overlook the garden. A bright and welcoming space which provides an ideal setting for family gatherings, and entertaining guests. Completing the ground floor, and conveniently accessed from the entrance hallway, is a useful shower room comprising a WC, wash hand basin, and a separate shower enclosure. On the first floor, a central landing provides access to all rooms and includes a further storage cupboard, along with a ceiling hatch leading to a partially floored attic space. There are three comfortable double bedrooms, two enjoying rear-facing aspects and one positioned to the front. Two of the bedrooms also benefit from fitted wardrobes. The accommodation is completed by a well-appointed family bathroom, fitted with a WC, wash hand basin, and a panelled bath with an overhead shower.

OUTSIDE:

Externally; the property benefits from private garden grounds to both the front and rear. The open-style front garden features a lawned area with mature shrubs, while a paved and chipped driveway provides off-street parking and leads to a single attached garage fitted with a metal up-and-over door. The sunny, west-facing rear garden is predominantly laid to lawn, complemented by mature plantings along the sides and rear. A timber garden summer house offers the perfect indoor-outdoor space for relaxing, whilst a large, paved patio area serves as the ideal spot for alfresco dining. The garden is fully enclosed by fencing.

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. Timber double-glazed windows. Telephone and FTTP broadband connections available.

ITEMS TO BE INCLUDED:

All fitted floor coverings, light fittings, blinds, curtains, integrated kitchen appliances, and the free-standing fridge freezer 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 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 (72) with potential C (79).

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@jbmeestateagents.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.

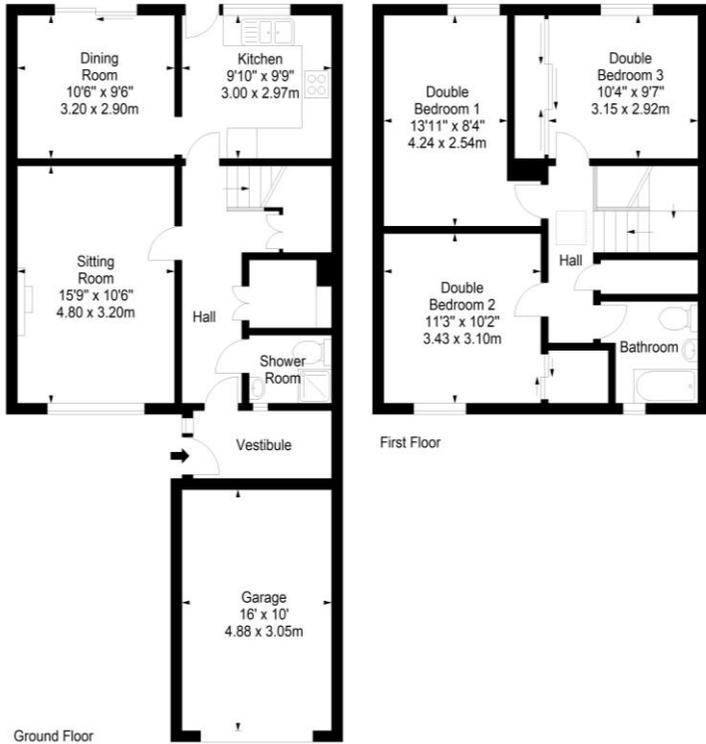
Particulars prepared March 2026.



Kingsway,
Peebles,
Scottish Borders, EH45 9HY



Approx. Gross Internal Area
1128 Sq Ft - 104.79 Sq M
Garage
Approx. Gross Internal Area
160 Sq Ft - 14.86 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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