

Wynfield, 3 Connor Street, Peebles, Peeblesshire, EH45 8HD

Offers Over £372,000

JBM ESTATE AGENTS

Perfectly balancing character, comfort and contemporary living, an extremely attractive four-bedroom semi-detached traditional stone-built family home enjoying a pleasant position within the picturesque Borders town of Peebles.











DESCRIPTION:
Named Wynfield, and dating back to the late 1800's, the property offers deceptively spacious and comfortable accommodation arranged over three levels, extending to an impressive 1,643 square feet, including a wonderful family-friendly open-plan dining kitchen with adjoining snug area, creating a sociable and welcoming heart to the home. Conveniently positioned within walking distance of the thriving town centre, local schools and golf course, the property is ideally located for enjoying all that Peebles has to offer, including an excellent selection of independent shops, cafés, bars, and restaurants, as well as attractive parks and scenic riverside walks. Early viewing is highly recommended.

Internally, with tasteful interiors, the deceptively spacious and versatile accommodation opens into an entrance vestibule leading through to welcoming inner hallway. The sitting room is a charming and relaxing space, retaining original character including beautiful cornicing, an elegant feature fireplace, and inset display shelving with useful storage beneath, while a bay window overlooking the front garden fills the room with natural light. There are two comfortable double bedrooms on this level, with one positioned to the front and the other to the rear. The front-facing bedroom enjoys a window overlooking Connor Street and benefits from fitted understairs storage, together with useful inset shelving. The rear bedroom has a window overlooking the rear garden, providing a pleasant outlook. The stylish family bathroom is also located on this floor, beautifully finished with contemporary tiling and featuring a generous four-piece suite comprising a wash hand basin with vanity unit, WC, freestanding double-ended bath, and large walk-in rainfall shower. Two rear-facing windows flood the room with natural light. The lower-ground level is home to a fabulous, sociable open-plan living space, thoughtfully arranged to incorporate the kitchen, dining area and snug. The kitchen features an excellent range of wall and base units with contrasting worktops, together with integrated appliances including an electric oven, hob, cooker hood, washing machine, and dishwasher. There is also dedicated space for a fridge freezer and tumble dryer. The dining area benefits from fitted bench-style seating, alongside space for a dining table and chairs, creating a wonderfully sociable setting for relaxed family meals and entertaining guests. The dining area flows naturally into a cosy snug, centred around a log-burning stove set within an original cast-iron surround, creating an attractive focal point and a warm, inviting ambience. The snug also benefits from a rear-facing window providing plenty of natural light and views over the private garden. Completing the accommodation on this level is a versatile room, currently utilised as a home office but equally well suited to use as a fourth bedroom. Returning to the ground floor, a staircase rises to the extremely generous principal bedroom, where large rear-facing dormer windows frame attractive rooftop views across Peebles. The room features a useful walk-in cupboard, as well additional eaves storage. Completing this level is a stylish shower room, fitted with a wash hand basin, WC and corner shower cubicle, complemented by contemporary tiling.

OUTSIDE:
Externally, the property enjoys private gardens to both the front and rear. The front is arranged in two areas of lawn, with established planting, shrub borders, and fruit trees, all enclosed by traditional stone walling. A pathway to the side of the house leads to the side entrance serving the lower-ground level and continues on to the rear garden. There is an area of lawn, well-stocked flower beds, mature shrub borders, together with a large, paved patio providing an excellent space for outdoor dining and entertaining. The rear garden is fully enclosed by both timber fencing and stone walling, further benefitting from two timber garden sheds, and a useful log store, providing additional storage. Unrestricted on-street parking is available to 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 double-glazed windows. FTTP broadband connection available.

CONSERVATION AREA AND LISTED BUILDING:
The property is not located within the Peebles Town Conservation area. The property is not listed.

ITEMS TO BE INCLUDED:
All fitted floor coverings, blinds, fitted light fittings throughout, both integrated and free-standing 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, with an annual charge of £3,572.34 payable for the year 2026/2027. The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

EPC RATING:
The Energy Efficiency Rating for this property is D (65) with potential C (72).

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.

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 September 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.

JBM ESTATE AGENTS

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J401 Printed by Ravensworth 01670 713330