

Peebles

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Offers Over £675,000

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14 Jubilee Park, Peebles, EH45 9BF



14 Jubilee Park, Peebles – Substantial Detached Residence in Prestigious Development

Occupying a prime corner position within the highly regarded Jubilee Park development, this substantial five-bedroom detached residence extends to approximately 321 square metres, including the integral double garage. The property offers expansive and versatile accommodation over two levels, ideally suited to modern family life. Featuring four reception rooms, a bright conservatory, two en-suite bedrooms, and well-maintained private gardens, this exceptional home combines space, comfort, and quality in one of Peebles' most desirable residential addresses.

Accommodation

GROUND FLOOR

- * Entrance vestibule
- * Spacious and welcoming reception hall
- * Elegant living room with feature fireplace and rear-facing aspect
- * Generously proportioned dining room, ideal for formal entertaining
- * Study / further bedroom
- * Contemporary fitted kitchen with a range of integrated appliances, open plan to the family room
- * Utility room with external access, and access to the garage
- * Bright and airy conservatory with direct access to the rear garden
- * Cloakroom

FIRST FLOOR

- * Galleried landing with access to a snug, creating a light, open feel and an ideal informal living space
- * Impressive master bedroom with dressing area and en-suite with separate bath and shower
- * Guest bedroom with en-suite shower
- * Three further well-appointed bedrooms
- * Spacious family bathroom with separate bath and shower

ADDITIONAL INFORMATION

- * The largest and most desirable house style within the Jubilee Park development
- * Well-maintained surrounding private gardens with lawn and patio areas ideal for outdoor entertaining
- * Integral double garage with power, lighting and electrically operated door, along with driveway parking
- * Timber garden shed and aluminum framed greenhouse
- * Gas central heating and double glazing throughout
- * Smoke / heat / CO2 interlinked alarms are installed
- * Electrical vehicle charging point
- * Fibre optic cable feed to the house
- * Situated within walking distance of local schools, parkland, and the amenities of Peebles town centre
- * An outstanding family home offering flexible living space in a peaceful yet convenient location

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Approximate Gross Internal Area = 321 sq m / 3455 sq ft (Including Garage)

Shed = 6.1 sq m / 66 sq ft

Total = 327.1 sq m / 3521 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1185190)

Situation

The market town of Peebles sits amidst beautiful scenery in the heart of the Borders countryside. It is an idyllic and highly accessible location within easy commuting distance of Edinburgh and the other Border towns. Peebles offers an excellent choice of shops, supermarkets, restaurants and bars together with highly regarded schooling from nursery through to secondary years. There are a wide range of recreational facilities including the Gytes Leisure Centre, public swimming pool and Eastgate Theatre. Outdoor pursuits are on offer in abundance such as hill and riverside walks, fishing in the River Tweed, golf and mountain biking at the world renowned Glentress Forest.

Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

Services

Mains gas, electricity, water and drainage

EPC

C

Council Tax

Scottish Borders Council. Council Tax Band: H

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?
Peebles
Call 01721 723999

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.