



# 3 South Park Drive

Peebles, Scottish Borders EH45 9DR



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## Property Summary

This exclusive link-detached house is a rarely available five-bedroom residence which offers substantial accommodation that is well-presented throughout, including three reception areas and four washrooms. It further boasts ample private parking and a stunning rear garden that is exceptionally large. The southwest-facing property also has a highly desirable location in Peebles, set on a peaceful cul-de-sac by the River Tweed and is an easy and beautiful riverside walk to the town centre.

An entrance vestibule welcomes you inside, leading through to a hall area with storage and a WC. In the living/sitting room, an expansive footprint accommodates a wide choice of furnishings. This reception area has bright décor with an understated accent wall highlighting a focal-point fireplace and it enjoys oversized dual-aspect glazing, including two sets of patio doors extending the space to outside. A neighbouring dining room for lively dinner parties also has attractive décor and features patio doors to the garden – perfect for summer entertaining. Next door, the dual-aspect kitchen/breakfast room easily accommodates a table and chairs. It is generously appointed with wood-fronted cabinets and downlit worksurfaces in granite effect. It comes with integrated appliances (eye-level double oven with grill, ceramic hob, dishwasher, and larder fridge), whilst an adjacent utility room with a walk-in pantry/cupboard includes a full-height frost-free freezer, full-height larder fridge, washing machine and tumble dryer.

Extras: all fitted floor coverings, window blinds and curtains (except the curtains in bedroom 4), light fittings, and integrated and freestanding kitchen appliances to be included in the sale.



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## Features

- A substantial link-detached house
- On a cul-de-sac by the River Tweed in Peebles
- Vestibule and hall area with storage and WC
- Expansive, dual-aspect living/sitting room
- Dining room with patio doors to the garden
- Well-appointed kitchen/breakfast room
- Separate utility room with walk-in pantry/cupboard
- Extensive, naturally-lit landing with large storage cupboards
- Large partially boarded attic with lighting
- Large principal suite with eaves storage
- Four additional double bedrooms
- Ground-floor family shower room
- First-floor family bathroom
- Four-piece en-suite shower room
- Beautifully landscaped front and rear gardens
- Private driveway and integral garage
- EPC Rating - D





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*Expansive, dual-aspect living/sitting room, dining room with patio doors to the garden and a well-appointed kitchen/breakfast room*







The home has five double bedrooms that are all lightly decorated and laid with carpet. The dual-aspect principal suite (with a hand washbasin and eaves storage) and bedrooms two and three are on the first floor, off a naturally-lit landing with excellent built-in storage, attic access and lovely views to the hills. Bedrooms four and five are on the ground floor. All the rooms enjoy spacious proportions for an excellent choice of bedside furnishings. A three-piece family shower room serves the ground-floor bedrooms, whereas the first floor has a three-piece family bathroom and the principal bedroom has a four-piece en-suite shower room. Gas central heating and double glazing ensure year-round comfort.

Outside, the home has beautifully landscaped gardens to the front and rear, incorporating manicured lawns and established planting. The impressive rear garden, with its vast lawn and mature trees, further boasts a patio and timber deck for summer dining, as well as a greenhouse, a summerhouse, and garden storage. Off-street parking is provided via a private driveway and an integral single garage, with access to the utility room.

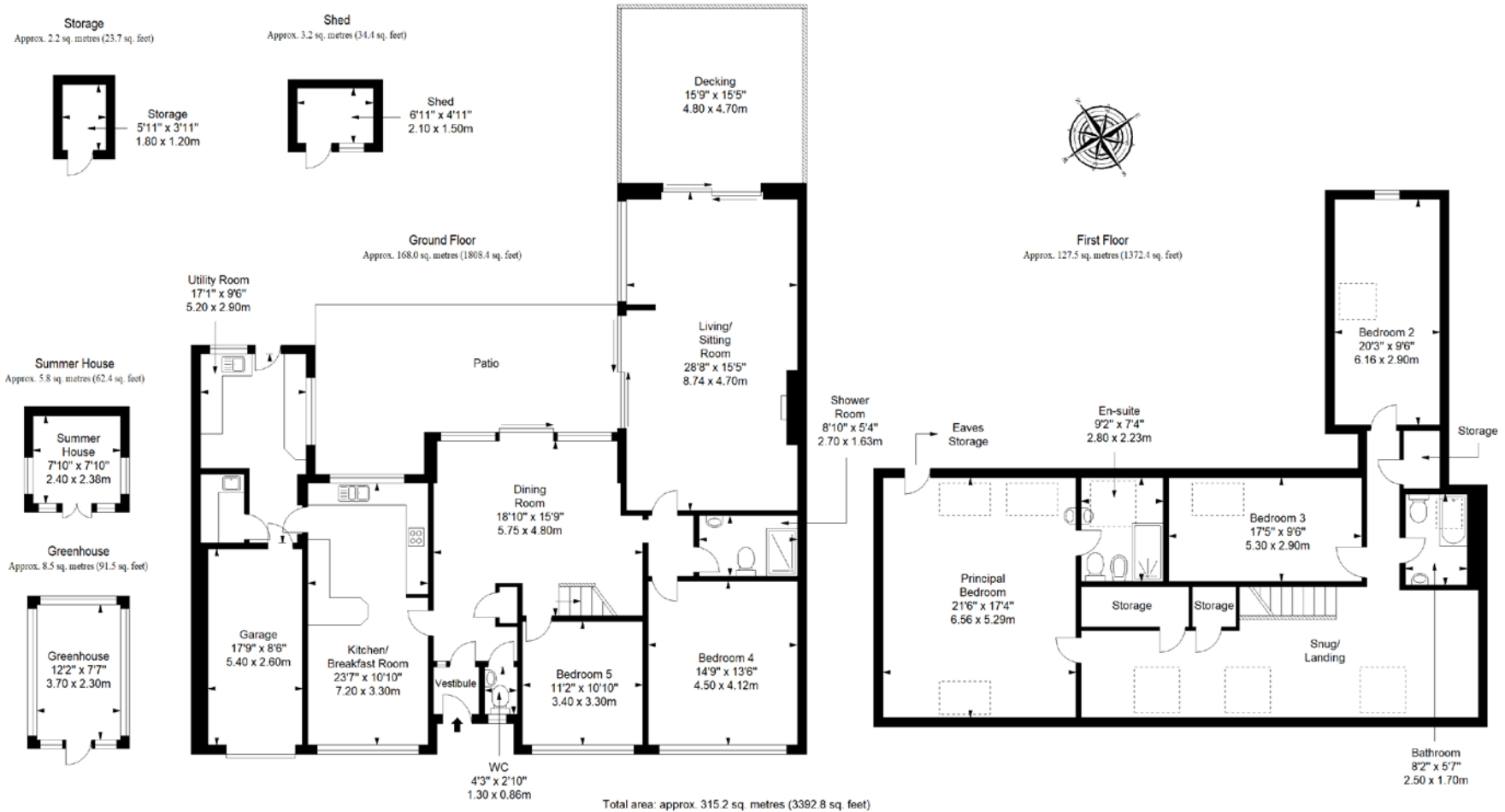
## The Area

Nestled in the Tweed Valley within the Scottish Borders, the charming Royal Burgh of Peebles is a historic and picturesque town. The town has been recognised as the 'Top Independent Retailing Town in Scotland' with a wealth of independent shops as well as a handful of high-street supermarkets, including a Tesco superstore, banks, and a post office. The town is home to numerous top-quality restaurants, bars and cafés and is considered a cultural hub, with the distinguished Eastgate Theatre & Arts Centre hosting a wide range of events throughout the year. There are also several annual festivals held in the town, including the Beltane Festival, the Peebles Jazz Festival and the renowned Arts Festival. Situated on the banks of the River Tweed, famous for salmon fishing, and set within an area of outstanding beauty, Peebles promises a perfect base from which to enjoy all the countryside has to offer – from scenic riverside and parkland walks to horse riding and cycling. There is also an 18-hole golf course within the town, as well as a leisure centre and a swimming pool. For those with children, Peebles' catchment area encompasses some highly-regarded schooling, from nursery to secondary level. Peebles is also a popular Scottish Borders retreat for commuters, located just over 20 miles from Edinburgh city centre and within easy commuting distance from the city bypass, airport and motorway network.





# Floorplan



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