



# 14 South Parks

Peebles, Scottish Borders EH45 9DS



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## Welcome to 14 South Parks

Part of an exclusive courtyard-style development in sought-after Peebles, this rarely available semi-detached house is an impressive three-bedroom residence, which offers bright and spacious rooms that are finished with attractive neutral décor. It further boasts a large and well-equipped dining kitchen, three washrooms, and excellent storage. In addition, it has private parking and a stunning rear garden.

Stepping inside, you are greeted by a bright reception hall that instantly sets the standards of the home. It offers understairs storage and a convenient WC, as well as space for a seating area by the window.

### Features

- Impressive semi-detached house in Peebles
- Part of an exclusive development
- Reception hall with storage and WC
- Dual-aspect living room with garden access
- Expansive, dual-aspect dining kitchen
- Utility room with garden access
- Landing with storage and attic access
- Principal suite with walk-in wardrobe
- Two additional double bedrooms
- Three-piece en-suite shower room
- Bright three-piece family bathroom
- Well-kept colourful front garden
- Stunning rear garden that is landscaped
- Ample residents' parking and private garage
- Gas central heating and double glazing
- EPC Rating - C









# Dual-aspect living room

with garden access

To the left is the living room. Spanning the depth of the property, this reception area is generously proportioned and brightly illuminated, enjoying dual-aspect glazing and French doors to the rear garden. It is finished with elegant neutral décor and a handsome focal-point fireplace.







An expansive  
dual-aspect  
dining kitchen



The dual-aspect dining kitchen is on the opposite side of the hall. It has an expansive footprint which is neatly zoned into two distinct areas. The kitchen space is generously appointed with cabinet storage and sweeping worksurfaces – all streamlined with integrated appliances (gas hob, eye-level double oven, and fridge/freezer). The dining zone is perfect for dinner parties; plus, it extends into the rear garden via French doors. A separate utility room provides further storage and alternate access to outside.



# Principal suite

with walk-in wardrobe

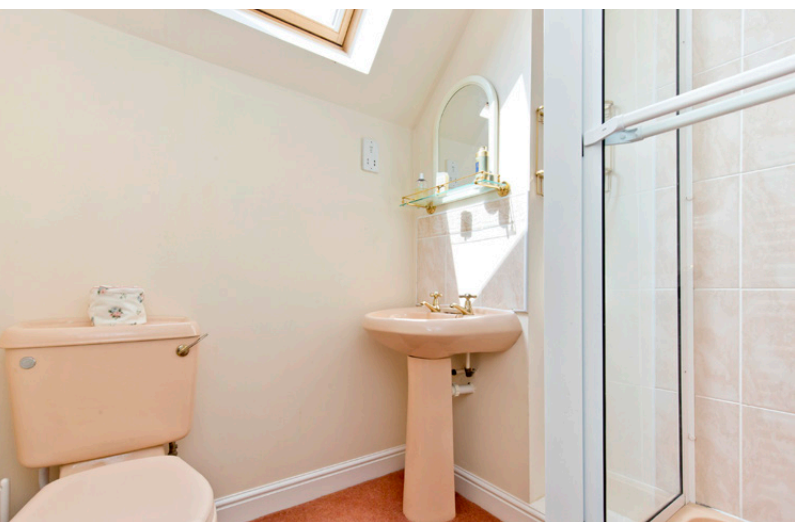
Upstairs, a naturally-lit landing offers storage and attic access before leading to the three double bedrooms. All three rooms feature neutral décor and fitted carpets, with the large principal bedroom further boasting a walk-in wardrobe and an en-suite shower room.











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The dual-aspect second bedroom has a built-in wardrobe, whilst bedroom three offers flexibility of use, and is currently arranged as an office. A bright three-piece family bathroom, with a handheld shower, completes the home. Gas central heating and double glazing ensure year-round comfort.









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## A beautiful fully-enclosed rear garden

Outside, the home has a colourful garden to the front, along with ample private residents' parking and a private garage. Meanwhile, the fully-enclosed rear garden is beautifully landscaped, creating a stunning environment complete with mature planting, a manicured lawn, a shed, and a greenhouse. It also captures a flood of daily sun.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a washing machine, and a freezer to be included in the sale.





# Peebles

## Scottish Borders

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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