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KARIBU

THE MOUNT, PEEBLES, SCOTTISH BORDERS EH45 9EX



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WELCOME TO

KARIBU

Situated in a quiet residential development close to the heart of Peebles, this generous detached house offers spacious and flexible accommodation over two floors, including four bedrooms, two reception rooms, a breakfasting kitchen, a shower room, and a separate WC. Externally, the home is accompanied by beautifully maintained gardens, an attached garage, and a private driveway.

The front door opens into an entrance vestibule (with storage), flowing through to a wide hallway with an under-stair storage/seating nook and a useful WC. Leading off the hall and filled with sunny natural light through south- and east-facing dual aspect windows is a living room. The room occupies a generous footprint allowing for various configurations of lounge furniture, all arranged around a feature fireplace with a gas fire inset, and it is connected to the dining room. The dining room is also illuminated by dual-aspect glazing, including patio doors opening onto the garden, and it offers an ideal space for sit-down family meals and entertaining. Furthermore, it benefits from convenient direct access to the kitchen. The kitchen is also separately accessible from the hall and is fitted with classically styled wall and base cabinets, spacious marble-inspired worktops, and splashback tiling. Integrated appliances comprise a double oven and grill, a gas hob, an extractor fan, and a fridge, whilst an undercounter dishwasher is included. The kitchen provides space for a small table and chairs, ideal for morning coffee and casual meals, and it is supplemented by a utility room with front and rear external access.







There are four bedrooms in the house, with two on the ground floor and two on the first floor, with the latter approached by a charming spiral staircase and a landing with storage. The principal bedroom is supplemented by a shower cubicle and a basin set into vanity storage, whilst the first-floor bedrooms benefit from storage, with bedroom four affording access to a particularly large storage area. Finally, a bright shower room completes the accommodation on offer and comprises a walk-in enclosure with a rainfall shower, a vanity unit with a basin inset, and a WC. The house is kept warm by a gas central heating system, benefits from double-glazed windows, and has solar panels.

Externally, the home is perfectly complemented by a beautifully maintained, colourful garden featuring a large, neatly kept lawn, a patio for outdoor seating, and a wealth of leafy shrubbery and planting. There is also a summerhouse, a greenhouse (both with power supplies), and a shed. Excellent private parking is provided by an attached single garage (with a power supply) and a multi-car driveway.

Extras: All fitted floor coverings, window coverings (the living room curtains may not be included), light fittings, integrated kitchen appliances, dishwasher, two freezers, a tumble dryer, and a robotic lawnmower will be included in the sale. The wardrobes from bedrooms one and two can be included in the sale if desired.

FEATURES

- Generous detached house in Peebles
- Vestibule with storage and hall with WC
- Large dual-aspect living room
- Formal dining room with patio doors onto garden
- Breakfasting kitchen with utility room
- Four well-proportioned bedrooms (one with a shower)
- Bright shower room
- Beautifully maintained garden
- Attached single garage and multi-car driveway
- Gas central heating, double glazing, and solar panels





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FOUR WELL-PROPORTIONED
BEDROOMS (ONE WITH A
SHOWER) AND A BRIGHT
SHOWER ROOM



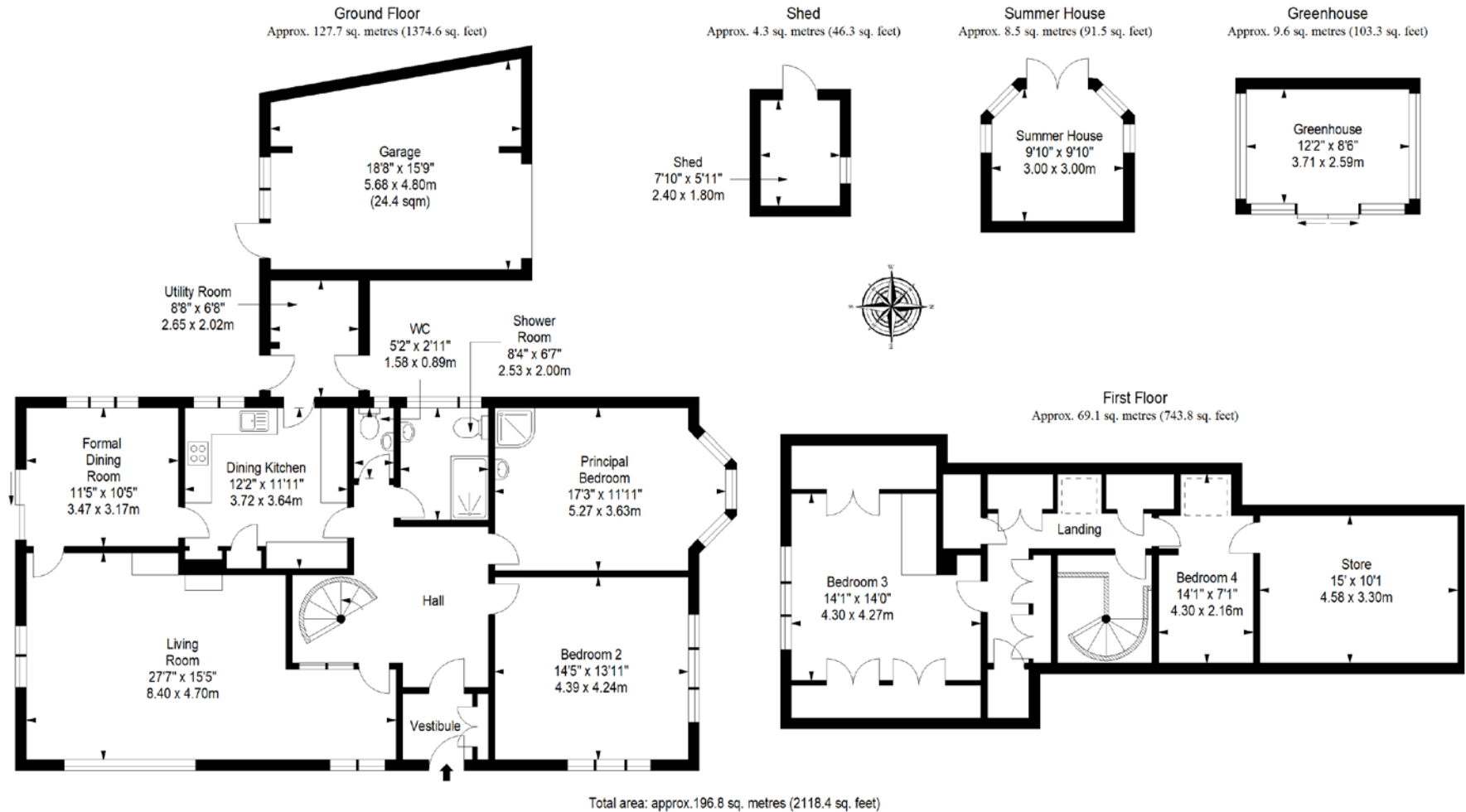


THE AREA

PEEBLES

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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