



BLACKWOOD & SMITH LLP
SOLICITORS & ESTATE AGENTS



27 SOUTH PARKS

PEEBLES, SCOTTISH BORDERS EH45 9SP



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WELCOME TO

27 SOUTH PARKS

A three-bedroom semi-detached family home in sought-after Peebles, offering inviting and functional modern interiors with connected, sun-filled living and dining spaces, plus an en-suite shower room, a bathroom, and a guest WC. An enclosed south-facing garden is accessed from the kitchen, whilst a driveway provides convenient private parking. The property's peaceful setting is just a 20-minute walk or 5-minute car journey from the charming town centre and local schools.



THE HIGHLIGHTS

- Peaceful setting in sought-after Peebles
- South-facing semi-detached house with tasteful modern interiors
- Entrance hall with handy guest WC
- Comfortable living room with storage and kitchen access
- Open-plan breakfasting kitchen and dining room with garden access
- Principal suite with storage and shower room
- Second double bedroom and a single
- Family bathroom with shower-over-bath
- Enclosed south-facing garden with a shed
- Private parking for two vehicles
- Gas central heating, solar panels, and double glazing





TAKE A LOOK AROUND

An entrance hall (with a WC) flows into the living room, which is bathed in all-day sun, thanks to its south-facing position. It provides useful storage and, as with all rooms in the home, enjoys understated décor. Adding warmth and style are an accent wall and oak-inspired flooring – the latter continuing seamlessly into the spacious adjoining kitchen. The bright, dual-aspect kitchen is appointed in chic dove-grey, black, and marbled tones. A range of units and a workspace incorporating a breakfast peninsula sit beside a seated dining area, creating an ideal sociable setting that, along with direct garden access, suits everyday family life and year-round entertaining. Appliances include an integrated dishwasher, oven, and gas hob with a hood and splashback, and a freestanding washing machine and tall fridge freezer.

HEAD ON UP

An upper landing (with built-in storage) leads to three softly carpeted bedrooms; the principal and two garden-facing bedrooms, a double and a good-sized single. The main bedroom is accompanied by fitted storage and a bright en-suite shower room, whilst a family bathroom, with a bath and overhead shower, completes the first floor. The home is kept cosy and super-efficient with gas central heating, solar panels, and full double glazing.

THE DETAILS

Extras: The sale includes all fitted flooring, window coverings, light fittings, and appliances.







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OPEN-PLAN BREAKFASTING
KITCHEN AND DINING ROOM
WITH GARDEN ACCESS





TOUR THE GROUNDS

The suntrap rear garden is fully enclosed and landscaped for easy upkeep, with a lawn, raised planting, and decked and paved seating areas. A large timber shed provides extra storage, whilst hardstanding to the front offers private parking for two vehicles.

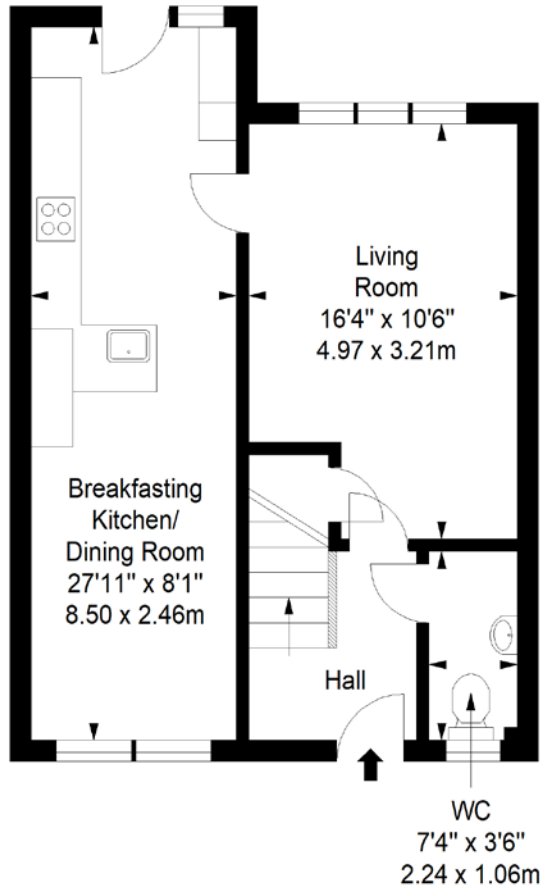
TELL US ABOUT

PEEBLES

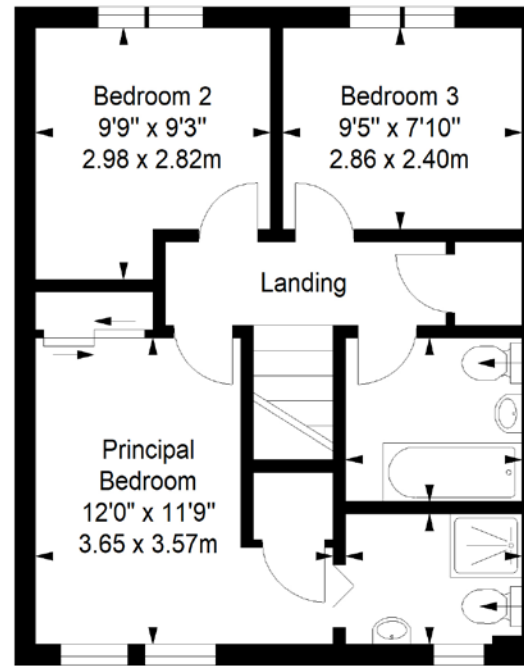
Nestled in the Tweed Valley, within the Scottish Borders, the charming Royal Burgh of Peebles is a historic and picturesque town. The town has been recognised as the 'Top Independent Retailing Town in Scotland' with a wealth of independent shops, but also benefits from a handful of high-street supermarkets, 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 arts events throughout the year. There are also a number of 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 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

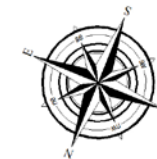
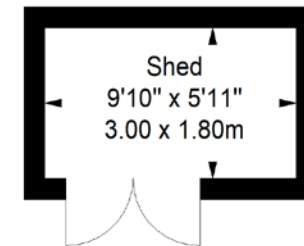
Ground Floor
Approx. 45.5 sq. metres (489.8 sq. feet)



First Floor
Approx. 42.6 sq. metres (458.5 sq. feet)



Shed
Approx. 5.4 sq. metres (58.1 sq. feet)



Total area: approx. 88.1 sq. metres (948.3 sq. feet)

Property Office:

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