



25 South Parks, Peebles, Peeblesshire, EH45 9SP  
Offers Over £370,000



A four-bedroom modern detached house with a single attached garage, situated in the latest development located on the southern side of the picturesque Borders town of Peebles.



### DESCRIPTION:

Built in 2020, this contemporary home presents generous living spaces spanning 1454 square feet across two floors including the garage. The property is thoughtfully enhanced with south facing PV solar panels, perfectly blending eco-friendliness with substantial savings in monthly energy costs. With an open-plan dining kitchen, tailored for the needs of modern family living, conveniently located just a brief stroll from the vibrant high street and schooling at both levels, and easy access to the breathtaking open countryside right on your doorstep, early viewing is strongly recommended.

Presented in excellent order throughout, the internal accommodation comprises; an inviting entrance hallway with a staircase to the upper floor incorporating a generous storage cupboard below. Boasting twin front-facing windows, the sitting room provides a relaxing space complemented by a beautiful view of the lush greenery in South Parks and the idyllic countryside beyond. Enjoying an open-plan design, the dining kitchen is fitted with contemporary wall and base units complemented by contrasting worktops, and is thoughtfully equipped with integrated appliances, including an electric oven, gas hob, cooker hood, dishwasher, and fridge freezer. The dining area, strategically positioned with rear-facing French doors that open up to the private garden, not only offers the ideal space for family meals, it creates the perfect spot for entertaining guests. Completing the ground floor accommodation is a utility room, and guest cloakroom with WC and wash hand basin. On the upper floor, there is a spacious and well-lit hallway with a cupboard that provides ample storage space, and an access hatch to the loft. The master bedroom, which is located to the front, is a beautiful space featuring fitted wardrobes and a stylish ensuite shower room with a front-facing opaque window which allows natural light to flood in. There are three more comfortable bedrooms, one of which enjoys views to the front and has a fitted wardrobe. The other two bedrooms are located at the rear of the property. The accommodation is completed by the family bathroom that features a WC, wash hand basin, a panelled bath with an electric shower over, and a rear-facing opaque window.

### OUTSIDE:

Externally, the property has private garden grounds both to the front and rear. The front garden features a lawned area, a tarmac driveway that provides off-street parking which leads to a single integral garage with power and light. The front garden is partially enclosed by beautiful stone walls. A paved pathway on the side with a timber gate leads to the private and enclosed rear garden. The rear garden has a lawn and a timber-decked area that provides enough room for outdoor lounge and dining furniture, making it the perfect space for enjoying meals and relaxing during summer. The rear garden is entirely enclosed by both stone walls and timber fencing.

### LOCATION:

The Royal Burgh of Peebles is a thriving market town and the third largest town in the Borders with a population of around 9,000. Peebles is an ideal location for those looking to enjoy the country lifestyle taking full advantage of the fishing, hillwalking, mountain biking, horse riding and golf facilities that the area has to offer. There is a swimming pool, and the Gytes Leisure Centre offers a wide variety of leisure activities to suit adults and children. Glentress Forest and its popular mountain biking routes are approximately four miles east of Peebles offering excellent biking facilities. For those who enjoy the creative arts, the Eastgate Theatre & Arts Centre showcases local and international musical and artistic talent throughout the year and there are a number of popular festivals throughout the year to include the week-long Beltane Festival which is steeped in the history of Peebles and follows a traditional format, an Arts Festival, Agricultural Festival, Rugby Sevens and TweedLove Bike Festival, to name just a few. The High Street of Peebles has a wide selection of independent retailers and highly regarded restaurants as well as a number of high street favourites. The town also has a health centre, dentists, vets, banks, and supermarkets as well as primary and secondary schools. Peebles is ideally situated within commuting distance of Edinburgh which can be reached by private or public transport. There is a frequent bus service running to and from Edinburgh as well as services for Biggar, Galashiels, and nearby local towns. The A703 gives easy access to the Edinburgh City Bypass for onward travel to many destinations and Edinburgh Airport for UK or overseas travel.



#### SERVICES:

Mains electricity. PV solar panels. Mains gas-fired central heating. Mains water and drainage. Telephone and broadband connection. UPVC double-glazed windows.

#### ITEMS TO BE INCLUDED:

All fitted floor coverings and integrated kitchen appliances will be included in the sale of the property.

#### DEVELOPMENT FACTOR:

The communal areas of the development are managed by Hacking and Paterson with an annual factoring charge of £75.00 payable in 2022/2023.

#### COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category F, with an annual charge of £2,929.21 payable for the year 2023/2024. The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

#### EPC RATING:

The Energy Efficiency Rating for this property is B (84) with potential B (85).

#### VIEWING ARRANGEMENTS:

Viewings of this property are strictly by appointment. For more information or to arrange an appointment, please contact JBM Estate Agents on 01721 540170.

#### HOME REPORT:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us to request a copy.

#### CLOSING DATE:

A closing date may be fixed, however, there is no requirement for the seller to fix a closing date when more than one interest is noted. JBM Estate Agents is entitled to accept their client's instructions to accept an incoming offer without having a closing date and without giving other parties who may have noted interest an opportunity to offer. Prospective purchasers who have notified their interest through their lawyers to JBM Estate Agents, in writing, will be advised of a closing date if set, unless the property has been sold previously.



#### IMPORTANT NOTE:

Formal offers should be submitted to the Selling Agents in Scottish legal form: JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. Telephone: 01721 540170, Fax 01721 520104. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase. Viewers should be advised that even after an acceptable written offer has been received, in the event of any unreasonable delay by the purchaser in concluding missives, the Selling Agents reserve the right to resume viewings.

#### ANTI-MONEY LAUNDERING REGULATIONS:

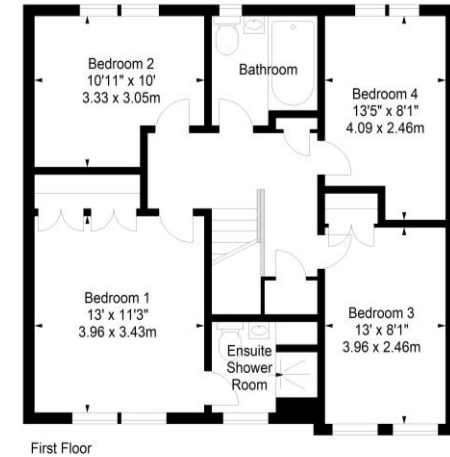
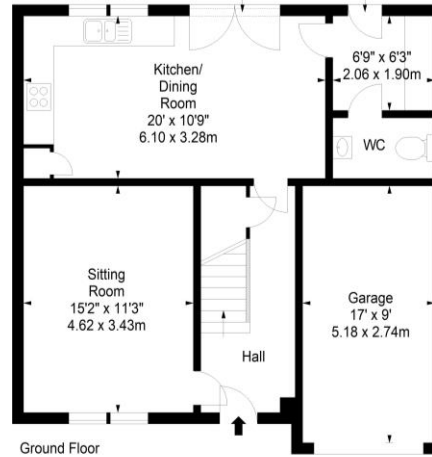
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified photographic evidence of the buyer's identity and separate certified evidence of the buyer's residential address before any acceptance of the offer can be confirmed. Alternatively, if certified documentation is not available, the buyer must attend at our office with their original documents. Please note, until satisfactory documents have been provided and our checks have been fully completed, we are unable to mark the property as "under offer." You should also be aware that we are required by law to report to government authorities any evidence or suspicion regarding money laundering and that we are explicitly prohibited from notifying you of the fact that any such report has been made.

Particulars prepared November 2023.

#### South Parks, Peebles, Scottish Borders, EH45 9SP



Approx. Gross Internal Area  
1454 Sq Ft - 135.08 Sq M  
(Including Garage)  
For identification only. Not to scale.  
© SquareFoot 2023



**Please note:** A. As these particulars have been prepared solely for the guidance of prospective purchasers, they can never constitute part of any offer or contract. B. Any measurements are taken at the widest point in each room where practical by way of mechanical or electronic devices, and no warranty is given as to the accuracy of any such measurements. C. Whilst every reasonable effort has been made to verify any statement description or other comment within these particulars, any purchasers must make their own enquiries and satisfy themselves. D. The seller will not be bound to accept the highest or indeed any other offer for the property at a closing date. E. The receipt or intimation of a note of interest by any third party will not oblige the vendor to fix a closing date. The decision to fix a closing date, or whether to accept any offer at a closing date or otherwise, remains in the sole discretion of the vendor.



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