



55 Jubilee Park, Peeblesshire, EH45 9BF
Offers Over £600,000



Occupying a tranquil corner spot within an exclusive CALA Homes development, a fantastic five-bedroom detached house situated on the southern edge of the picturesque Borders town of Peebles.



DESCRIPTION:

Constructed in 2008, this property offers an impressive 3,253 square feet of expansive accommodation spread across two levels, and benefits from PV solar panels, ensuring not only eco-friendly energy but also significant reductions in energy costs. With its well-designed comfortable, and versatile layout, this home is perfectly suited for contemporary family living and effortless entertaining. Conveniently placed for schooling, the vibrant town centre, as well as access to the open countryside on the doorstep, early viewing comes highly advised.

Freshly decorated with a crisp clean décor, complemented by newly fitted carpets throughout, the internal layout includes; an entrance vestibule leading into an inviting reception hallway with a spindled staircase leading to the upper floor, with generous storage beneath, and a practical guest cloakroom with WC. Situated at the rear, you'll find a roomy and relaxing sitting room adorned with an attractive fireplace with a cozy gas fire, and a large window overlooking the rear garden. French doors flow seamlessly into an elegant formal dining room, a perfectly designed space providing an ideal setting for gatherings with family and friends. The kitchen is equipped with contemporary wall and base units, complemented by luxury Quartz Worktops and various built-in appliances such as a multi-function oven, gas hob, cooker hood, dishwasher, and an American-style fridge freezer. A breakfast bar adds a convenient touch, connecting to the adjacent family room complete with wall mounted speakers and wiring for a wall mounted TV, an informal lounge space, featuring French doors opening up to the enclosed rear garden. Additionally, there is a utility room equipped with fitted units, a sink, a washing machine, a tumble dryer, a convenient external side door offering easy garden access, and an internal door leading into the garage. Elsewhere on the ground floor is a versatile home study positioned to the front of the property which could equally be used as an extra reception area, or further bedroom if needed. Up on the first floor is light and airy galleried landing featuring a cosy recess area, perfect for a reading nook. Additionally, there is an access hatch with a Ramsay ladder, providing convenient entry to a partially floored loft space. The impressive split-level master bedroom suite is highlighted by a dressing area embellished with fitted wardrobes and a private en-suite bathroom. The en-suite is well-appointed with a WC, twin wash hand basins, a panelled bath, and a separate shower enclosure. The bedroom area itself offers an added touch of elegance with French doors opening up to a Juliet-style balcony, providing views over the Tweed Valley hills in the distance. There is a spacious guest double bedroom, boasting a leafy view at the rear, enhanced by fitted wardrobes and a private en-suite shower room, perfectly blending functionality with comfort. Additionally, the property boasts three further double bedrooms, to which two of them enjoy the added convenience of fitted wardrobes. Completing the accommodation is the well-designed family bathroom which includes a WC, wash hand basin, functional fitted vanity storage cupboards, a separate shower cubicle, and a panelled bath, ensuring both convenience and comfort for the entire family.

OUTSIDE:

Externally, the property boasts private garden grounds to the front side and rear. The front garden, designed in an open style, features areas of lawn and mature shrubbery, whilst a monobloc driveway creates a welcoming approach offering convenient off-street parking leading to the double integral garage with electric remote control doors. A gated pathway to the side of the property guides you round to the rear garden, providing a real sense of seclusion. Mainly laid to lawn with surrounding shrubbery, the rear garden also enjoys a circular paved patio, a sunken area with timber playhouse, and a spacious timber deck providing ample space for both outdoor lounge and dining furniture, an ideal space for entertaining and relaxation during the warmer months. Benefits within the garden include outdoor wall lighting, water tap, watertight electric power points, and is fully bound by 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 4 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 water and drainage. Mains electricity. Gas fired central heating (new boiler installed June 2023). PV solar panels (which also power electric water heating system). Telephone with fibre broadband connection. UPVC double glazed windows.

FACTOR:

The Jubilee Park development is factored and managed by James Gibb Residential Factors with an annual charge of approximately £207.00 for the upkeep of the communal areas.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, blinds, both integrated, and free-standing kitchen appliances will be included in the sale of the property.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category H. Amount payable for year 2023/2024 - £4,327.87. 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 (85) 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.

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.

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.

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."

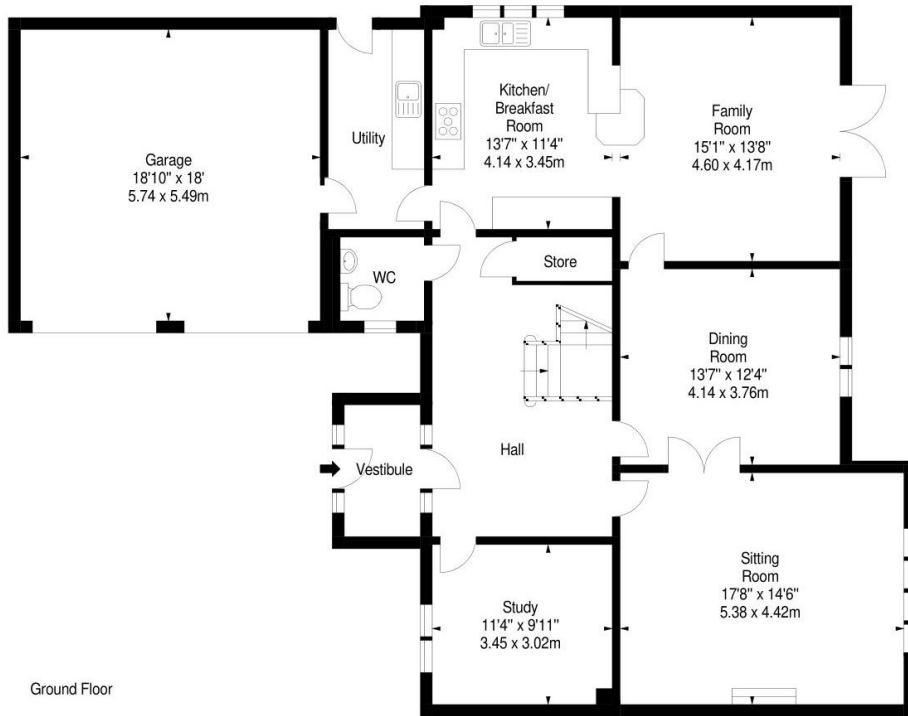
Particulars prepared February 2024.



Jubilee Park,
Peebles,
Scottish Borders, EH45 9BF



Approx. Gross Internal Area
3253 Sq Ft - 302.20 Sq M
(Including Garage)
For identification only. Not to scale.
© SquareFoot 2024



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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