



51 Jubilee Park, Peebles Peeblesshire, EH45 9BF
Offers Over £660,000



A fabulous modern detached family house built in 2008 by CALA Homes as their "Scott" house-type and finished to an extremely high standard befitting an elevated position within an executive development on the southern edge of the picturesque Borders town of Peebles.



DESCRIPTION:

Situated within a peaceful cul-de-sac, this family home offers accommodation totalling an impressive 3,296 square feet over two floors boasting four relaxing reception rooms on the ground floor and five comfortable bedrooms on the first floor. Well designed and carefully upgraded by the current owners, this home is ideal for a growing family and benefits from having a contemporary versatile layout as well as being conveniently placed for Peebles High School.

The well-appointed internal accommodation, which is presented in walk-in condition throughout, comprises; entrance vestibule leading into a large and welcoming reception hallway with cloakroom and spindled staircase to the upper floor with generous storage cupboard below. With a window overlooking the rear garden is the formal sitting room which features a stone fireplace with wood burning stove giving the room a real focal point. French doors from the sitting room lead through to an elegant dining room with a rear facing window. Adjacent to the dining room is a comfortable family room enjoying French doors out to rear garden and is open to the stylish breakfasting kitchen. With a side facing window, the kitchen is fitted with a range of contemporary wall and base units with contrasting worktops incorporating a stainless-steel sink unit, five ring gas hob and a breakfast bar. Quality integrated Siemens appliances include a double electric oven, cooker hood, dishwasher and, an American fridge freezer. A door from the kitchen gives access to the utility room which has space and plumbing for a washing machine and a tumble dryer. An external door gives access to the side garden. Accessed via the utility room is a bright and spacious living room featuring double French doors to the front, a wood burning stove and an integrated surround sound system for an existing home theatre setup. On the first floor there is a spacious galleried hallway landing giving access to all accommodation on this level and a recessed snug area. The superb master bedroom suite features a dressing area with "his and hers" fitted wardrobes, en-suite bathroom with separate shower cubical and "his and hers" sink units. French doors with Juliet balcony allow the natural light flood in. Positioned at the rear is a generous guest double bedroom with en-suite shower room and double fitted wardrobes. There are three further double bedrooms, two with rear facing windows featuring fitted wardrobes and one positioned to the front overlooking jubilee park. Completing the accommodation is a stylish family bathroom incorporating a fitted vanity unit, WC, wash hand basin, panelled bath, and a separate shower cubical. A hatch with retractable ladder gives access to the loft which includes a raised floor area.

OUTSIDE:

Externally, the house is set within good sized garden ground to the front, side, and rear. The open style garden is again mainly laid to lawn and a sweeping monobloc driveway provides off street parking for several vehicles. There is a large, covered log store that is naturally concealed with some planting and flower borders and a copper beech hedge border. The south west facing private rear garden is mainly laid to lawn with shrub borders and a modern paved patio area with post lighting makes the perfect space for alfresco dining in the summer months. The rear garden is fully enclosed by timber fencing and a plastic shed provides for outdoor storage.

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:

Main's water, drainage, and electricity. Gas fired central heating. Electric under floor heating in the kitchen. PVC double glazed windows. Telephone and fibre broadband connection.

DEVELOPMENT 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 carpets, blinds, curtains and light fittings throughout the house will be included in the sale. Wall mounted speakers in the living room will also be included. Items of furniture may be available under separate negotiation.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category H, with an annual charge of £4,415.25 payable for the year 2024/2025. 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 C (79) 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.



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 May 2024. Photos taken April 2021.

Jubilee Park,
Peebles,
Scottish Borders, EH45 9BF



Approx. Gross Internal Area
3226 Sq Ft - 300.20 Sq M
For identification only. Not to scale.
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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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