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29 JUBILEE PARK

PEEBLES, SCOTTISH BORDERS EH45 9BF



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WELCOME TO

29 JUBILEE PARK, PEEBLES

Representing the perfect family home, this generous detached house is located in a sought-after and attractive modern development in Peebles, tucked within a quiet cul-de-sac and offering wonderfully spacious and flexible accommodation. This includes two reception rooms, a large dining kitchen, five bedrooms, and three bathrooms (plus a separate WC). The house is accompanied by a delightful, south-facing rear garden, a well-kept front garden, an integral double garage, and a private driveway.

A practical vestibule welcomes you into the home, leading through to an airy, wide hallway (with a two-piece WC) where the home's immaculate interiors are immediately introduced with soft, neutral décor and a fitted carpet. Double doors to the left of the hall open into a living room, where a south-facing window floods the room with sunny natural light and frames leafy garden views, and a second set of double doors connects to an adjoining dining room, opening to create a sociable flowing space.



FEATURES

- Generous detached house in Peebles
- Part of a sought-after modern development
- Immaculately presented interiors
- Vestibule and reception hall with WC
- Generous, south-facing living room
- Versatile adjoining dining room
- Large dining kitchen with breakfast bar and utility room
- Spacious landing as a selling point
- Five well-proportioned double bedrooms with built-in wardrobes
- One en-suite four-piece bathroom and one en-suite shower room
- Separate four-piece family bathroom
- Immaculate front and rear gardens
- Integral double garage and driveway
- Gas central heating and double glazing

A SOUTH-FACING WINDOW FLOODS THE ROOM WITH SUNNY
NATURAL LIGHT AND FRAMES LEAFY GARDEN VIEWS





The large open-plan dining kitchen is situated to the rear of the property, taking full advantage of the south-facing aspect and fitted with modern white wall and base cabinetry, spacious contrasting worktops, and splashback tiling. Neatly integrated Siemens appliances contribute to the sleek, modern finish and consist of an oven, a combination microwave, a gas hob with a stainless-steel splashback, an extractor hood, a fridge/freezer, and a dishwasher. Plenty of space is provided for socialising and seated dining, with a breakfast bar and a dedicated seated dining area set next to French doors opening onto the garden. An adjoining utility room (with external and garage access) houses additional cabinetry, workspace, and laundry appliances.



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FIVE
WELL-PROPORTIONED
DOUBLE BEDROOMS
WITH BUILT-IN
WARDROBES



BEDROOMS

AND BATHROOMS

A naturally lit, galleried landing (with storage and loft access) on the first floor leads to five spacious double bedrooms, all elegantly decorated and carpeted. The impressive principal bedroom enjoys French windows with a Juliet balcony, double built-in wardrobes, and a four-piece en-suite bathroom, whilst the remaining bedrooms are all accompanied by built-in wardrobe, with the second largest double also boasting an en-suite. Finally, the four-piece family bathroom comprises a bathtub, a double shower cubicle, and a WC-suite set into storage.

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THE IMPRESSIVE PRINCIPAL BEDROOM
ENJOYS FRENCH WINDOWS WITH
A JULIET BALCONY...







THE FIRST FLOOR LEADS TO FIVE
SPACIOUS DOUBLE BEDROOMS, ALL
ELEGANTLY DECORATED AND CARPETED

Gas central heating and double glazing ensure year-round comfort and efficiency.

Extras: All fitted floor coverings, window blinds, light fittings, integrated kitchen appliances, washing machine, and tumble dryer will be included in the sale. Some furniture is available by separate negotiation.





IMMACULATE FRONT AND REAR GARDENS

Externally, the home is perfectly complemented by a neatly kept front garden and a particularly spacious, delightful rear garden. The latter boasts a favourable south-facing aspect and includes well-maintained lawns, an immaculate patio, a charming pond and walkway, and a wealth of leafy, colourful planting, trees, shrubs, and a shed. Excellent private parking is provided by an integral double garage and a driveway.



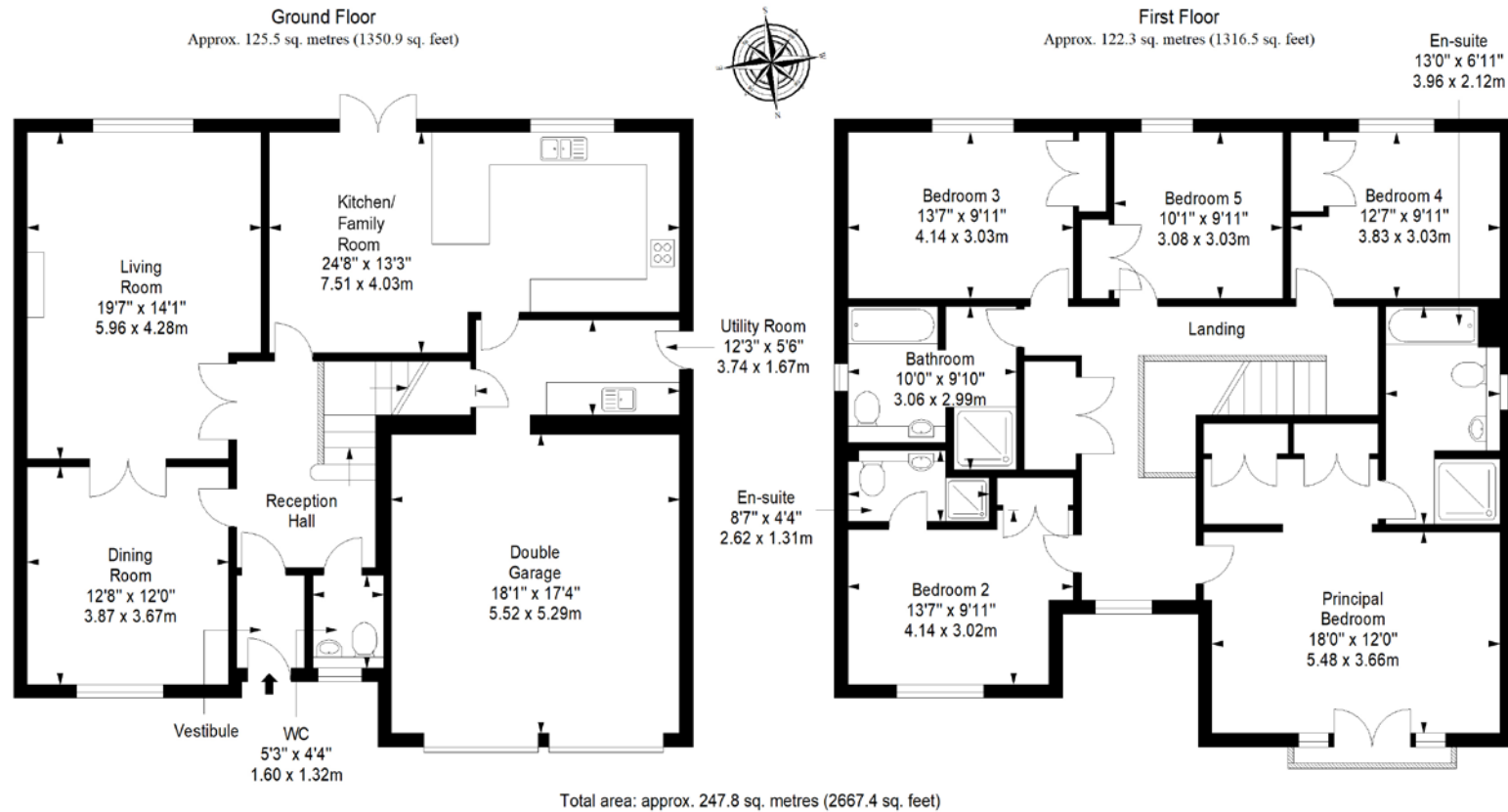


THE AREA

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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