



26 JUBILEE PARK, PEEBLES, EH45 9BF

WALKER SCOTT IRELAND
CHARTERED SURVEYORS, VALUERS, LAND & ESTATE AGENTS



A FIVE-BEDROOM DETACHED FAMILY HOUSE IN EXCELLENT CONDITION, BUILT BY CALA HOMES AND BENEFITTING FROM OPEN VIEWS TO THE FRONT OVER A HORSE GRAZING PADDOCK

FRONT DOOR VESTIBULE; HALL; SITTING ROOM; OPEN PLAN KITCHEN/DINING AREA/FAMILY AREA; WC; UTILITY ROOM; MASTER BEDROOM WITH ENSUITE DRESSING AREA AND BATHROOM; GUEST BEDROOM WITH ENSUITE SHOWER ROOM; THREE FURTHER BEDROOMS; AND BATHROOM. INTEGRAL DOUBLE GARAGE. FULLY ENCLOSED REAR GARDEN. SUMMER HOUSE/HOME OFFICE. OFF-STREET PARKING TO FRONT. OPEN FIELD OPPOSITE TO THE FRONT.

LOCATION

The property is located at the north-east end of the development, which lies on the edge of the town, approximately half a mile south of the town centre. The development was built by CALA and comprises a mix of detached houses, with mainly open countryside, woodland and grazing fields surrounding.

The property itself benefits from an open outlook to the front over an adjoining protected greenspace, utilised as a horse grazing paddock.

Peebles is a thriving market town set on the River Tweed and surrounded by magnificent countryside. It lies approximately twenty-five miles south of Edinburgh which makes it popular with commuters and families. Local buses travel on a regular basis into Edinburgh city centre, in addition to Galashiels to the east. It retains a full range of shops and services as well as primary and secondary schooling. The immediate and wider area retains an abundance of outdoor pursuits, including fishing, hillwalking, trail running and mountain biking, with the famous mountain biking location of Glentress Forest situated two miles to the east of the town.

Sat Nav Post Code: EH45 9BF

What3Words: ///scoop.pricing.pettrified

DESCRIPTION

26 Jubilee Park is a family-sized, two storey, detached five bedroom house, built by CALA Homes around 2008 in their "Jameson" style. The house is finished with rendered walls with reconstituted stone detailing to the front, under a cement tile roof. Windows are PVC double glazed and there is gas central heating throughout. Internal finishes and decoration are to a high standard.

The house is situated back from the road, with a small lawn, shrubbery and blockwork driveway to the front. There is a pleasant outlook over an open greenspace, grazed by horses, to the hills beyond. To the rear of the property there is a south facing garden with paved patio and lawn, enclosed by a timber fence with an attractive summer house/home office. To the side is a small wooden garden shed. The property also benefits from an integral double garage with electric door.

ACCOMMODATION

Ground floor – vestibule; hall with cupboard; WC; sitting room with gas flame fire; open plan kitchen / dining area (with French windows to the garden) / and family area; utility room with cupboard and door to the integral double garage. First floor – Landing with cupboard containing hot water tank and one further cupboard; master bedroom suite comprising dressing area with two wardrobes and en-suite bathroom with bath and separate shower (the master bedroom is dual aspect with French windows to a "Juliet" balcony); guest bedroom with en-suite shower room and fitted wardrobes;

three further bedrooms, all with fitted wardrobes; and a family bathroom with bath and separate shower.

COUNCIL TAX

The property is assessed for Council Tax as Band G.

SERVICES

Mains electricity, water, drainage and gas. Gas boiler central heating and hot water. Security alarm.

ITEMS INCLUDED

Fitted carpets, all curtains and blinds. All fitted kitchen appliances (fridge/freezer, dish washer, oven and hob). The washing machine and tumble dryer in the utility room are not included.

HOME REPORT

A copy of the Home Report is available to interested parties from the selling agents.

DEVELOPMENT FACTORING

The shared areas of the development are managed by James Gibb Residential Factors with an annual factoring charge to the property in 2024 of £288.00 (paid in monthly instalments of £24.00).

ADJOINING FIELD

The field opposite the property is identified within the Scottish Borders Council Local Development Plan 2 (Adopted August 2024) as "Key greenspace" (GSPEEB011 – Jubilee Park Field).

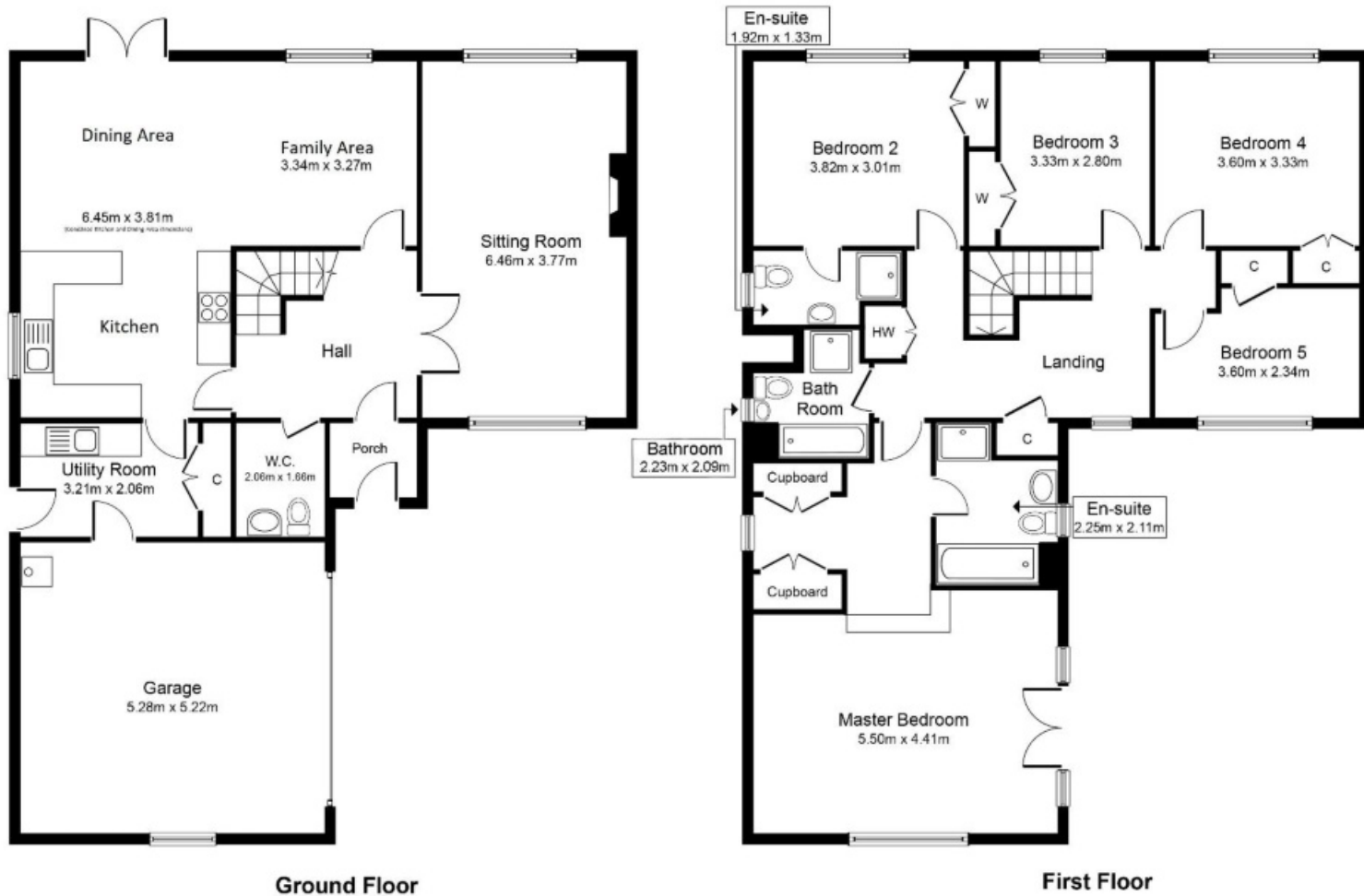
VIEWINGS AND FURTHER INFORMATION

For further information or to arrange an appointment to view please contact Walker Scott Ireland Ltd. Viewing is strictly by appointment. Interested parties are advised to note interest with Walker Scott Ireland Ltd in order to be kept informed of any closing date that is set. Please note, our client need not accept the highest offer, nor indeed any offer.

ANTI-MONEY LAUNDERING REGULATIONS

To comply with current Anti-Money Laundering Regulations, any offer presented must be accompanied with Notarised/certified photographic evidence of the purchaser's identity and separate evidence of the purchaser's residential address, or the offering parties must attend our offices with the original documents, before any acceptance of the offer can be confirmed and the property put "Under Offer".





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