



Crossburn Holiday Park, Edinburgh Road, Peebles

- 2025 Swift Bordeaux Holiday Home
 - Designated Parking
 - Fully Connected & Fully Furnished Throughout
- Other Homes are Available on this Park, Contact Us for More Information & Prices
- 12 Months Holiday Season
 - Dish Washer
 - Small Deposit to Secure

Crossburn Holiday Park, Edinburgh Road, Peebles EH45

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Introducing this Brand New Swift Bordeaux. We are delighted to offer the stunning Swift Bordeaux Holiday Home, now available on the new Cuddyside Development. This unique development is a peaceful and private retreat.

The 2025 Swift Bordeaux Holiday Home, a stylish retreat offering two bedrooms with contemporary design and outstanding value. The spacious interior features 7ft high ceilings, soft Sousel furnishings, and a king-size bed in select models. Enjoy luxury carpets with underlay, low-energy LED lighting, and Pronto Gold matt handles for an elegant touch. Stay connected with USB and electric sockets throughout. For entertainment, there are 2 TV points with Co-Ax and 240V sockets. And when it's time to relax, rest against a padded headboard. Each holiday home comes connected with electricity, water and gas already installed and turn-key ready.



Council Tax
Band: Exempt

Tenure: Leasehold



Living Area

The light-filled living area is both stylish and comfortable, featuring a freestanding two-piece suite with a generous three-seater sofa (including a fold-out occasional bed) and a matching two-seater. Scatter cushions, a contemporary coffee table, and two upholstered stowaway stools provide hidden storage and flexibility. A dedicated lounge wall unit with shelving, a freestanding TV unit, and a framed mirror above the Bach electric fire create a cosy atmosphere, perfect for cooler evenings. Multiple plug points with USB sockets ensure modern convenience throughout. The dining area offers a freestanding table with four elegant cross-back Rochelle chairs in coordinating Riverstone tones, providing ample space for family meals and relaxed gatherings.

Kitchen

At the heart of the home is the stylish U-shaped kitchen, finished in elegant Riverstone supermatt modern shaker cabinetry, complemented by sleek light grey Perfect Touch upper doors and luxurious 40mm Torano Marble laminate worktops. A crisp white tile-effect splashback and chrome accessories complete the look beautifully. The kitchen is fully equipped for modern living, featuring a Thetford Cocina glass-fronted oven, grill and four-burner gas hob, integrated microwave, A+ rated integrated double-door fridge freezer, and an integrated dishwasher for ultimate convenience. Soft-close doors and drawers, a white resin sink with brass-effect tap, and two striking pendant lights add the perfect finishing touches.

Master Bedroom

The luxurious master bedroom features a king-size bed with lift-up storage and a deeper Aurora Duvalay mattress for supreme comfort. Over-bed storage, bedside cabinets, and a spacious double wardrobe provide ample room for belongings. A dedicated vanity area with mirror, electrical socket, and USB points adds hotel-style convenience, while the private en-suite includes a dual-flush WC, washbasin, and extractor fan.

Twin Bedroom

The twin bedroom is equally well appointed, with Aurora Duvalay mattresses, padded headboards, bedside cabinets, a single wardrobe, and overhead cupboards to maximise storage.

Family Bathroom

Completing the home is the main family bathroom, fitted with a large shower cubicle with glass sliding door and thermostatic shower, dual-flush WC, vanity basin, LED vanity spotlights, and an extractor fan.

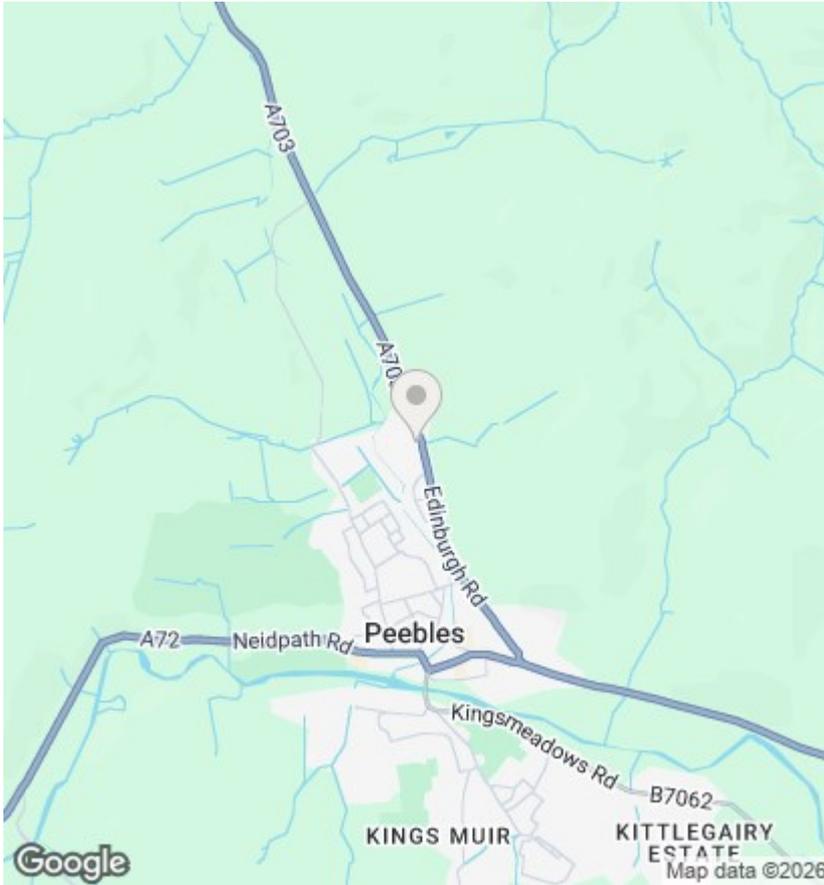
Crossburn Holiday Park

Crossburn Holiday Park opens the door to a truly enviable lifestyle, surrounded by some of the Scottish Borders' most beautiful countryside. Whether you're a keen golfer, an enthusiastic angler, a mountain biking adventurer or

someone who simply enjoys a peaceful walk in the fresh air, the area offers something for everyone. Nearby Tweeddale Forest and the iconic Southern Upland Way provide breathtaking scenery, abundant wildlife and endless opportunities to explore the great outdoors. Perfectly positioned on the outskirts of the historic and much-loved town of Peebles, Crossburn Holiday Park is an ideal base for discovering the wider region. Peebles itself offers a wonderful mix of independent shops, cafés, restaurants and year-round events, while Edinburgh is just 22 miles away and Glasgow around an hour's drive, making city days out easily accessible. Set within immaculate, beautifully maintained grounds, the park offers a carefully curated selection of new and pre-owned static holiday homes alongside high-end luxury lodges. Spacious plots come as standard, giving owners privacy, space and a real sense of tranquillity. Designed with the discerning holiday home owner in mind, Crossburn combines open green spaces with elevated pitches and stunning surroundings, making it one of the most sought-after holiday home locations in the area. As a family-run business, they continually invest in and improve the park to ensure the highest standards are maintained at all times. Their focus is on creating a calm, quiet and welcoming environment where owners can truly relax and escape the pressures of everyday life. Whether you prefer exploring local attractions or enjoying a gentle stroll straight from your holiday home, Crossburn offers the perfect balance. Crossburn Holiday Park is a static holiday home and lodge park only, with no touring caravans, tents or campers. It is also an owners-only park, meaning no sub-letting is permitted, helping to maintain a peaceful and well-established community atmosphere. Close family members are, of course, welcome to enjoy your holiday home with you. The Scottish Borders is a versatile destination that appeals to all ages, whether you're looking for family adventures, outdoor pursuits or a romantic countryside escape. Each holiday home offers a comfortable and spacious layout, ideal for relaxing breaks throughout the year. Conveniently located on the A703 Edinburgh Road, Crossburn Holiday Park is easily accessible from all directions. Peebles provides an excellent starting point for exploring neighbouring towns, scenic countryside routes and even the stunning coastal communities within easy reach. If you're captivated by the natural beauty of the area and would like to view this holiday home, please contact us to arrange an appointment. Viewings are available seven days a week, and they'd be delighted to welcome you to Crossburn Holiday Park.







Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.

Viewings

Viewings by arrangement only. Call 01772 633399 to make an appointment.

EPC Rating:

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Contact Annette & Team Tempo **NOW**

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