

**Peebles**

Call 01721 723999

**FIXED PRICE £385,000**

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

[WWW.CULLENKILSHAW.COM](http://WWW.CULLENKILSHAW.COM)



**40 Whitehaugh Park, PEEBLES, EH45 9DA**





Constructed circa 1998 this extended semi-detached villa forming part of a highly desirable, well-established residential development on the south side of the town. Excellent local amenities are all within easy reach, and there is a regular town service bus stop nearby. The property offers flexible and spacious accommodation benefiting from lots of natural light and a fully enclosed, very private south easterly side and rear garden. There is a driveway to the front as well as ample residents parking within the development.

## Accommodation

### GROUND FLOOR

- \* Entrance hallway
- \* Spacious living room with solid fuel stove
- \* Open plan, modern kitchen / dining room with patio doors accessing the rear garden
- \* Cloakroom

### FIRST FLOOR

- \* Upper landing
- \* Master bedroom with en-suite shower room
- \* Three further bedrooms
- \* Bathroom

### ADDITIONAL INFORMATION

- \* Gas central heating
- \* Double glazing
- \* Garden; fully enclosed to the side and rear, enjoying a sunny aspect. Timber shed.
- \* Lawn and driveway to the front

## 40 Whitehaugh Park, Peebles, EH45 9DA

Approximate Gross Internal Area = 115.9 sq m / 1247 sq ft

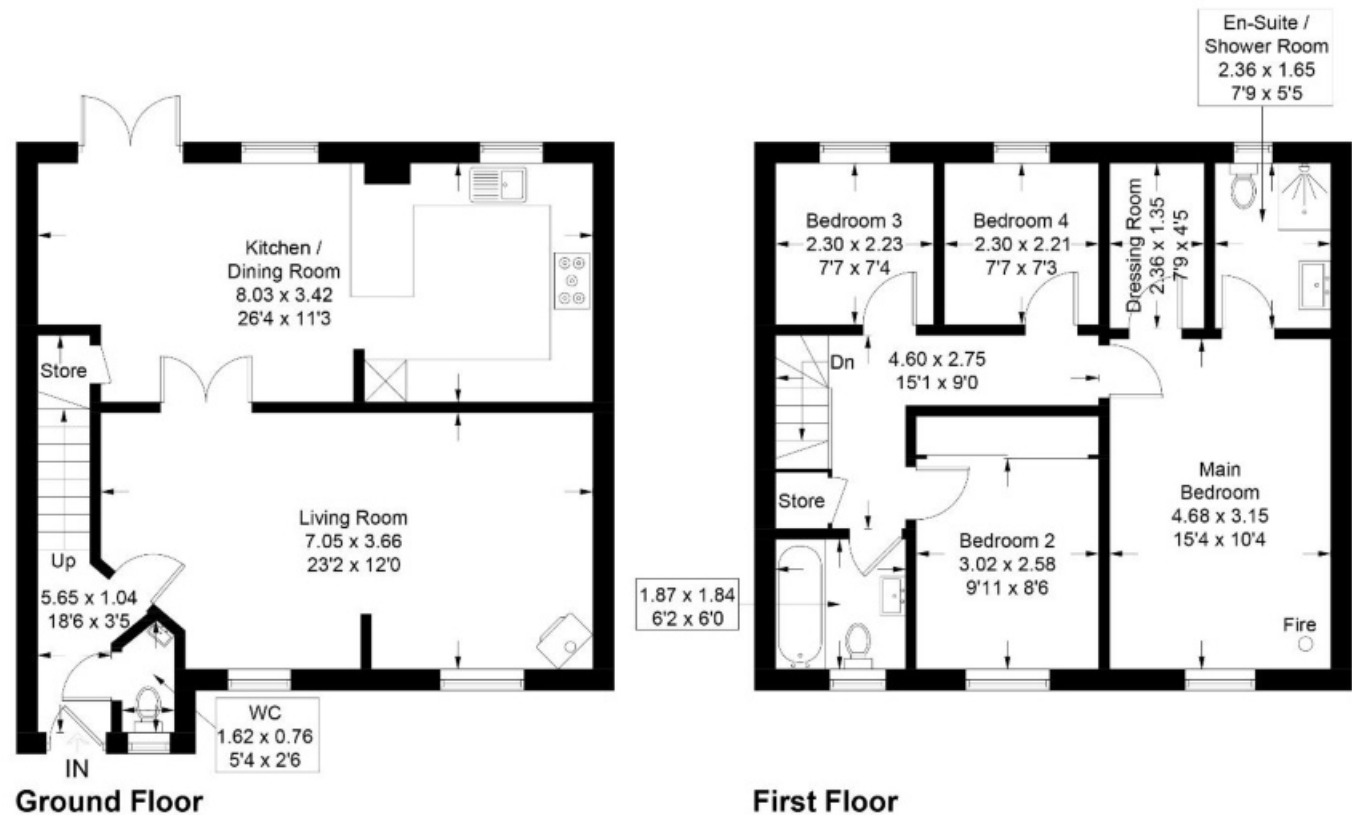


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1032749)

### Situation

The market town of Peebles sits amidst beautiful scenery in the heart of the Borders countryside. It is an idyllic and highly accessible location within easy commuting distance of Edinburgh and the other Border towns. Peebles offers an excellent choice of shops, supermarkets, restaurants and bars together with highly regarded schooling from nursery through to secondary years. There are a wide range of recreational facilities including the Gytes Leisure Centre, public swimming pool and Eastgate Theatre. Outdoor pursuits are on offer in abundance such as hill and riverside walks, fishing in the River Tweed, golf and mountain biking at the world renowned Glentress Forest.

### Fixtures and Fittings

All fixtures and fittings are included in the price, (including integrated white goods, blinds and floor coverings).

### Services

Mains electricity, gas, water and drainage

### EPC

C

### Council Tax

Scottish Borders Council. Band D.

### Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.



Interested in this property?

**Peebles**

**Call 01721 723999**

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Peebles, EH45 8RX  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

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Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.