

**Peebles**

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**Offers over £500,000**

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**79 Whitehaugh Park, Peebles, EH45 9DB**







Set within a prime and private corner plot in one of Peebles' most sought-after residential developments, this impressive 4/5 bedroom detached modern villa offers a fantastic family home with a stylish contemporary interior, substantial internal footprint of approximately 150m<sup>2</sup>, and a south-facing rear garden. The property has been thoughtfully upgraded, including a recently installed modern kitchen, and boasts generous living space, a double garage, and a driveway.

## Accommodation

### GROUND FLOOR

- \* Welcoming entrance hallway with access to principal ground floor rooms and staircase to first floor
- \* Bright and spacious living room with triple aspect and patio doors to the rear garden, ideal for family relaxation and entertaining
- \* Formal dining room
- \* Modern breakfasting kitchen with integrated appliances, granite worktops and stylish cabinetry (recently installed)
- \* Versatile additional public room, suitable as a family room, study, or fifth bedroom
- \* Cloakroom

### FIRST FLOOR

- \* Master bedroom with built-in wardrobes and en-suite bath room
- \* Guest bedroom with built in wardrobes and access to Jack and Jill shower room
- \* Recently fitted Jack and Jill shower room (access from guest bedroom and upper landing)
- \* Two further bedrooms with built-in wardrobes
- \* Bright galleried landing with airing cupboard and loft access

### ADDITIONAL INFORMATION

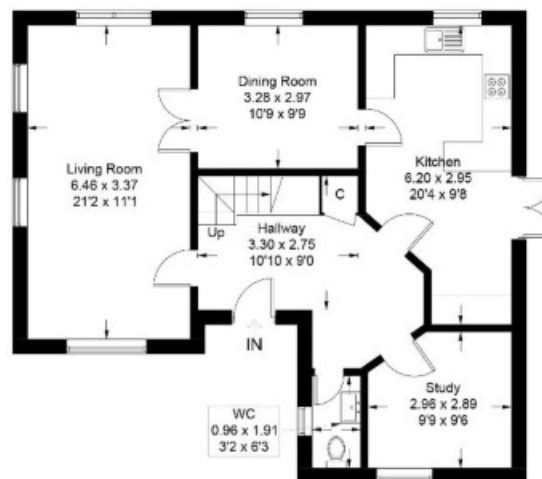
- \* Gas central heating
- \* Double glazing
- \* Interlinked co2, smoke and heat alarms
- \* Photovoltaic panels (13) with feed-in-tariff
- \* Double garage with power, light and electrically operated main doors
- \* Private driveway offering ample off-street parking
- \* Fully enclosed, landscaped, side and rear garden enjoying an excellent degree of privacy and a sunny aspect.
- \* Located in a peaceful cul-de-sac within walking distance of local schools, amenities, and scenic riverside walks

## 79 Whitehaugh Park, Peebles, EH45 9DB

Approximate Gross Internal Area = 147.4 sq m / 1587 sq ft

Garage / Shed = 33.5 sq m / 360 sq ft

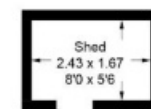
Total = 180.9 sq m / 1947 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1205589)

### 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, including integrated appliances, blinds, light fittings and fitted flooring are included in the sale.

### Services

Mains electricity, gas, water and drainage

### EPC

B

### Council Tax

Scottish Borders Council. Council Tax Band G

### 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**

5 Northgate,  
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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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.