

Peebles

Call 01721 723999

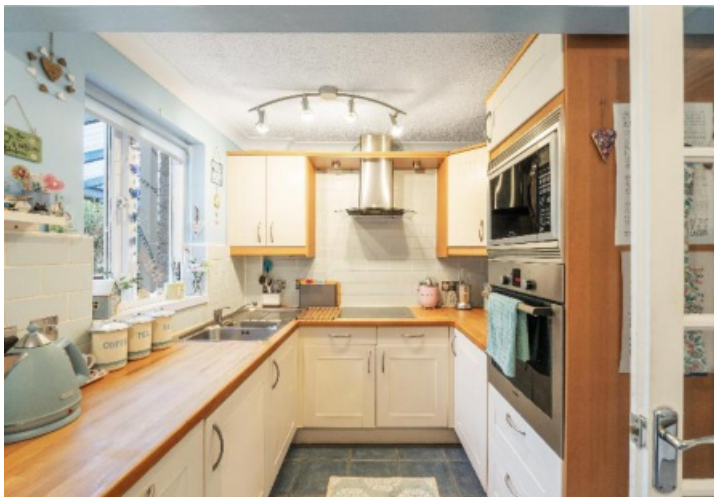
Offers over £340,000

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44 Whitehaugh Park, Peebles, EH45 9DA



Set within a quiet residential development in the picturesque Borders town of Peebles, 44 Whitehaugh Park is an attractive semi-detached family home offering flexible and contemporary living over two floors. With three bedrooms, a bright conservatory, generous gardens, driveway and off-street parking, this property blends comfort, practicality, and location. It lies within easy reach of local amenities, reputable schooling, and scenic walking routes and biking trails.

Accommodation

GROUND FLOOR

- * Entrance hallway
- * Cloakroom
- * Living room with double glazed doors into the kitchen
- * Kitchen: fitted kitchen with a functional layout, integrated oven, microwave, hob and extractor hood. Double glazed doors lead directly from the kitchen into the garden room, creating a smooth transition between indoor and outdoor living
- * Garden room, a bright and versatile, dual aspect extension enjoying direct access to the rear; Ideal as a second living room, dining area or home office

FIRST FLOOR

- * Upper landing with loft hatch access
- * Master bedroom with dressing area and en-suite shower room
- * Two further bedrooms
- * Bathroom with over-bath shower

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Enclosed gardens enjoying a sunny aspect, lawn and covered decked patio space to the rear
- * Integral single garage
- * Driveway providing ample off-street parking for two vehicles
- * The landscaped areas within Whitehaugh Park are maintained by Greenbelt Group Ltd., with an annual factoring fee (approx. £324 for 2024/2025).

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Approximate Gross Internal Area = 94.4 sq m / 1016 sq ft

Garage = 19.3 sq m / 208 sq ft

Total = 113.7 sq m / 1224 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1245737)

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, curtain poles, fitted flooring and light fittings are included in the sale.

Services

Mains gas, electricity, water and drainage

EPC

C

Council Tax

Scottish Borders Council. Council Tax Band E

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.

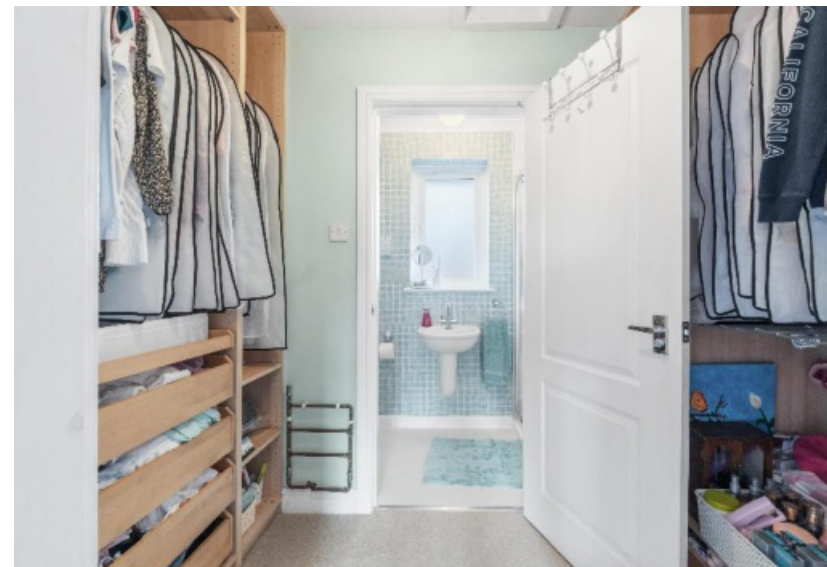
Interested in this property?
Peebles
Call 01721 723999

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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.