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SOLICITORS & ESTATE AGENTS



# 92 WHITEHAUGH PARK

PEEBLES, EH45 9DA



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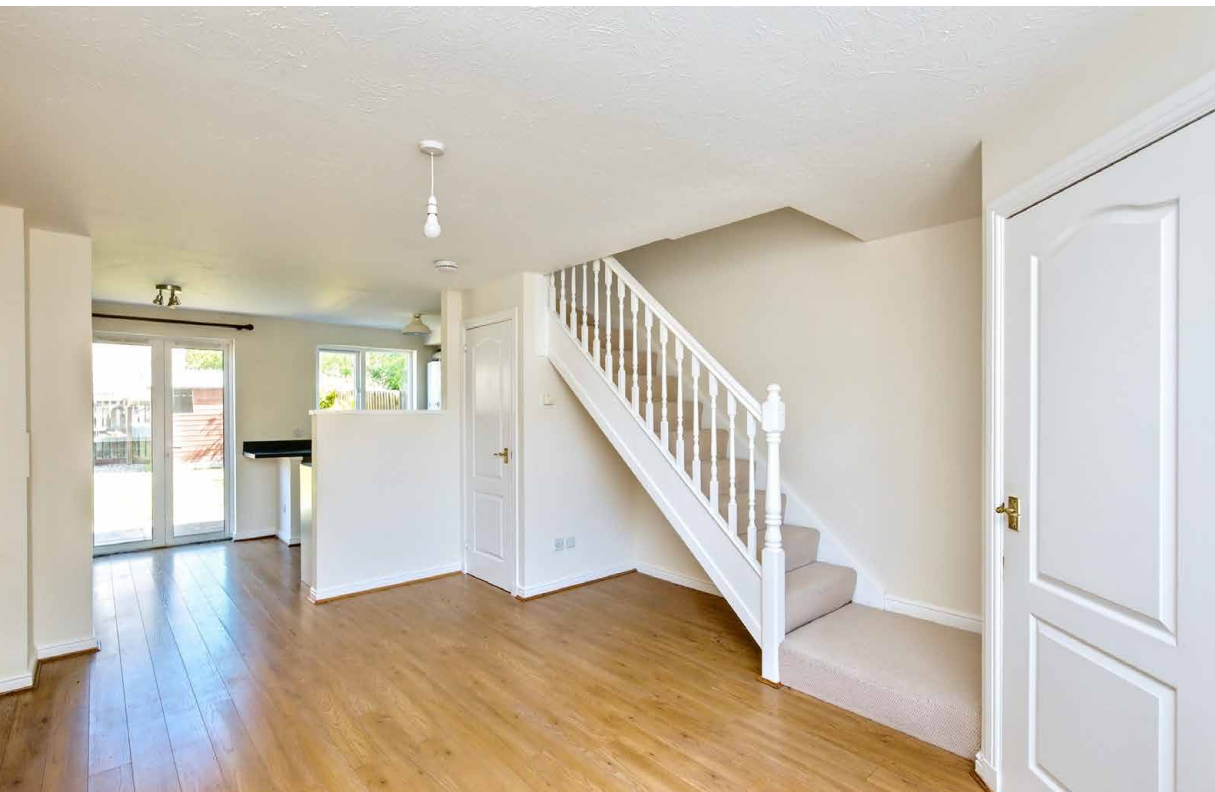


# WELCOME TO

## 92 WHITEHAUGH PARK

This attractive semi-detached house offers a modern two-bedroom home with tastefully understated décor and sociable open-plan living. Furthermore, it features a tandem driveway for private parking and a lovely secure garden. The property's tranquil residential setting in charming Peebles is just over a mile from the town centre and high school, with a primary school and open countryside even closer.

A practical vestibule provides access to the bright living room, which offers a flexible space for comfortable seating, enhanced by elegant accent décor and convenient built-in and under-stair storage. The living room is open to the kitchen, where a dining area has French doors leading to the garden—a perfect arrangement for daily life and year-round entertaining, with stylish and durable wood-toned flooring flowing throughout. The light-filled kitchen showcases a tastefully understated design with soft-blue units and a generous countertop, integrated with an oven and gas hob featuring a splashback and chimney-style hood. A fridge and separate freezer are under the counter, along with space/plumbing for a washing machine.









On the first floor, a landing leads to two double bedrooms, carpeted for extra comfort. One bedroom includes delicate accent décor and cupboard storage, while the other boasts fitted wardrobes and a leafy rear outlook. Completing the upstairs is a bright, neutrally appointed bathroom, with a wood-toned floor and feature wallpaper adding stylish touches. The bathroom is equipped with a WC-suite and a bath with an overhead shower. Gas central heating and full double glazing ensure warmth and efficiency in the home.

Outside, the spacious rear garden benefits from secure fencing, leafy green surroundings, and a scenic outlook towards the town's surrounding hills. It is easy to maintain with a lawn, a seating patio, and a shed for external storage. To the front of the house is a neat lawn and a multi-car driveway for private parking.

Extras: The sale includes all fitted floor coverings, light fittings, and kitchen appliances.

## FEATURES

- Leafy setting in sought-after Peebles
- Well-presented understated interiors
- Modern semi-detached house
- Entrance vestibule
- Bright living room (with storage) open to:
- Dining kitchen with French doors to the garden
- Two double bedrooms with storage
- Bright bathroom with a shower-over-bath
- Good-sized secure garden
- Private parking for two cars
- Gas central heating and double glazing









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"THE SPACIOUS REAR GARDEN  
BENEFITS FROM SECURE FENCING,  
LEAFY GREEN SURROUNDINGS, AND  
A SCENIC OUTLOOK TOWARDS THE  
TOWN'S SURROUNDING HILLS."







# THE AREA

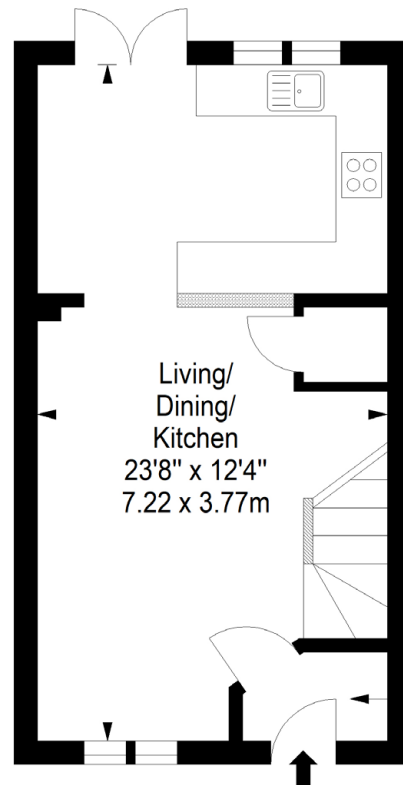
## *PEEBLES, SCOTTISH BORDERS*

Nestled in the Tweed Valley, within the Scottish Borders, the charming Royal Burgh of Peebles is a historic and picturesque town. The town has been recognised as the 'Top Independent Retailing Town in Scotland' with a wealth of independent shops, but also benefits from a handful of high-street supermarkets, including a Tesco superstore, banks, and a post office. The town is home to numerous top-quality restaurants, bars, and cafés and is considered a cultural hub, with the distinguished Eastgate Theatre & Arts Centre hosting a wide range of arts events throughout the year. There are also a number of annual festivals held in the town, including the Beltane Festival, the Peebles Jazz Festival, and the renowned Arts Festival. Situated on the banks of the River Tweed, famous for salmon fishing, and set within an area of outstanding beauty, Peebles promises a perfect base from which to enjoy all the countryside has to offer – from scenic riverside and parkland walks to horse riding and cycling. There is also an 18-hole golf course within the town, as well as a leisure centre and a swimming pool. For those with children, Peebles' catchment area encompasses some highly-regarded schooling, from nursery to secondary level. Peebles is also a popular Borders retreat for commuters, located just over 20 miles from Edinburgh city centre and within easy commuting distance from the city bypass, airport, and motorway network.

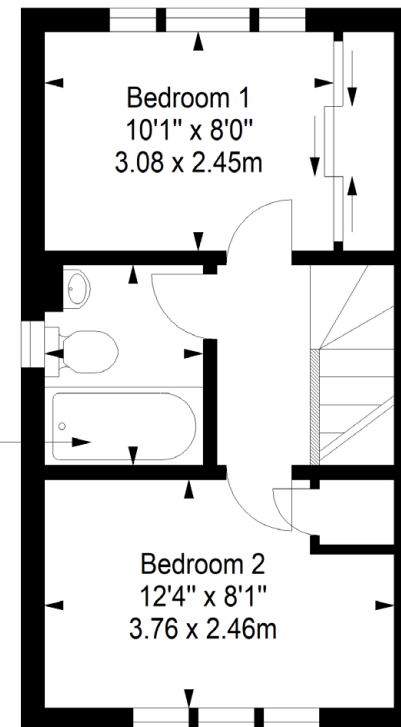
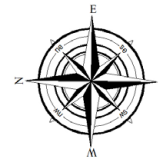


# FLOORPLAN

**Ground Floor**  
Approx. 27.2 sq. metres (292.8 sq. feet)



**First Floor**  
Approx. 27.2 sq. metres (292.8 sq. feet)



Total area: approx. 54.4 sq. metres (585.6 sq. feet)

## Property Office:

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