



20 DUKEHAUGH
PEEBLES, SCOTTISH BORDERS EH45 9DN





WELCOME TO

20 DUKEHAUGH, PEEBLES

This two-bedroom mid-terrace bungalow is a spacious residence with a blank canvas of décor. It boasts an expansive living space, a well-stocked breakfasting kitchen, and a four-piece bathroom, coming complete with excellent storage, a private garage, and a large garden. It also has an attic with development potential. Set on a no-through road by the River Tweed, the home provides a desirable setting in Peebles as well, close to local amenities.



THE HIGHLIGHTS

- A bright and spacious mid-terrace house
- Desirable riverside location in Peebles
- Expansive rear garden with lovely views
- Private garage for secure off-street parking
- Part-floored attic with development potential (STPP)
- Large living/dining room with rear garden access
- Generously-appointed breakfasting kitchen
- Two double bedrooms with built-in wardrobes
- 4pc bathroom with a separate shower cubicle
- Gas central heating and double-glazed windows





TAKE A LOOK AROUND

A light entrance hall welcomes you inside before leading right into the open-plan living and dining area. This large reception space spans the entire depth of the property, affording plenty of room for comfortable sofas and a family dining table. It captures all-day sun, with an oversized window to the south and patio doors to the north which open to the rear garden and share its wonderful riverside views. A neutral palette elevates the space further, along with a focal-point fireplace for cosy evenings in. Openly accessed from the hall, the neighbouring breakfasting kitchen offers generous cabinet storage and sweeping worktop space. It has a two-person breakfast bar for morning coffee and additional built-in storage. A selection of freestanding and integrated appliances are also included.

BEDROOMS & BATHROOM

The two double bedrooms maintain the neutral decoration, providing a comfortable and calming environment primed for sleep. Both are laid with soft carpets and both are equipped with built-in wardrobes. Conveniently nearby, the bathroom is fitted with a four-piece suite comprised of a washbasin, a toilet, a bathtub, and a step-in shower cubicle with a foldable seat for accessibility. There is also a partially-floored attic which could potentially be converted into additional bedroom space, subject to planning permission (STPP). The property has gas central heating and double glazing for year-round comfort.

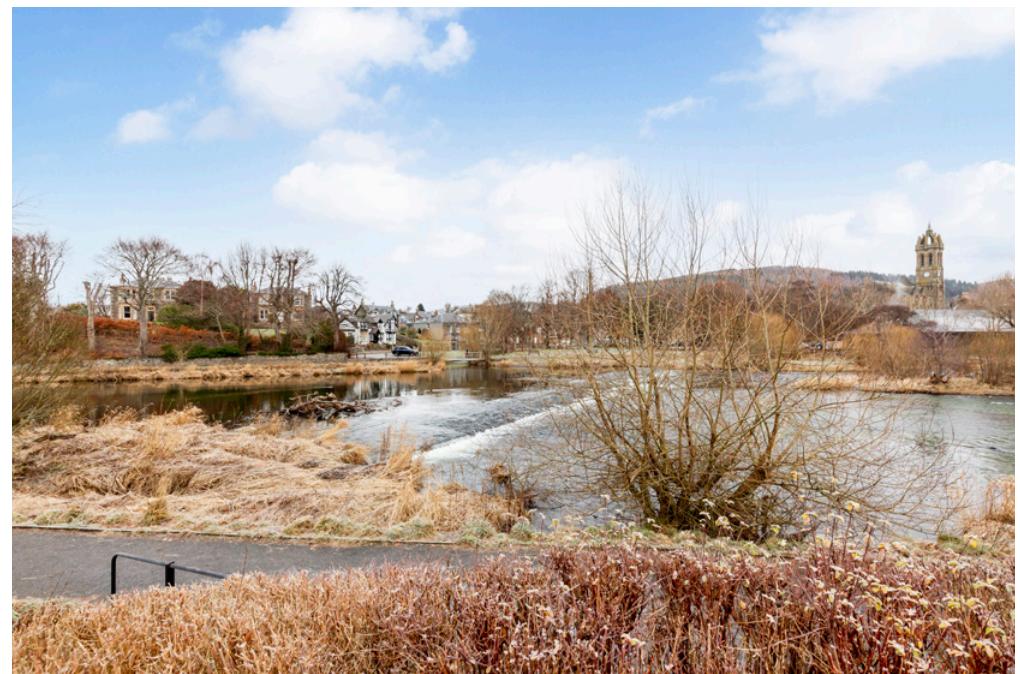
THE DETAILS

All fitted floor and window coverings, light fittings, an integrated ceramic hob and double oven, a freestanding dishwasher, a washing machine, a tumble dryer, and a microwave to be included in the sale.





SET ON A NO-THROUGH
ROAD BY THE RIVER TWEED,
THE HOME PROVIDES A
DESIRABLE SETTING IN PEEBLES





TOUR THE GROUNDS

The enclosed gardens to the front and rear of the home are both designed for ease of maintenance, offering a lovely setup for relaxing and dining in the sun. The rear garden is particularly impressive, enjoying an expansive footprint with delightful views over the River Tweed to the rolling hillsides beyond. The property has a private garage and parking in the area is on street and unrestricted as well.

TELL US ABOUT

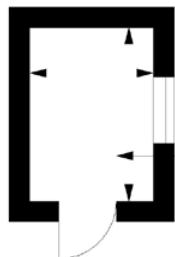
PEEBLES

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 as well as 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 events throughout the year. There are also several 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 Scottish 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

Shed

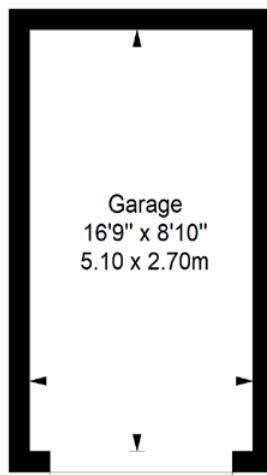
Approx. 3.2 sq. metres (34.4 sq. feet)



Shed
6'11" x 4'11"
2.12 x 1.51m

Garage

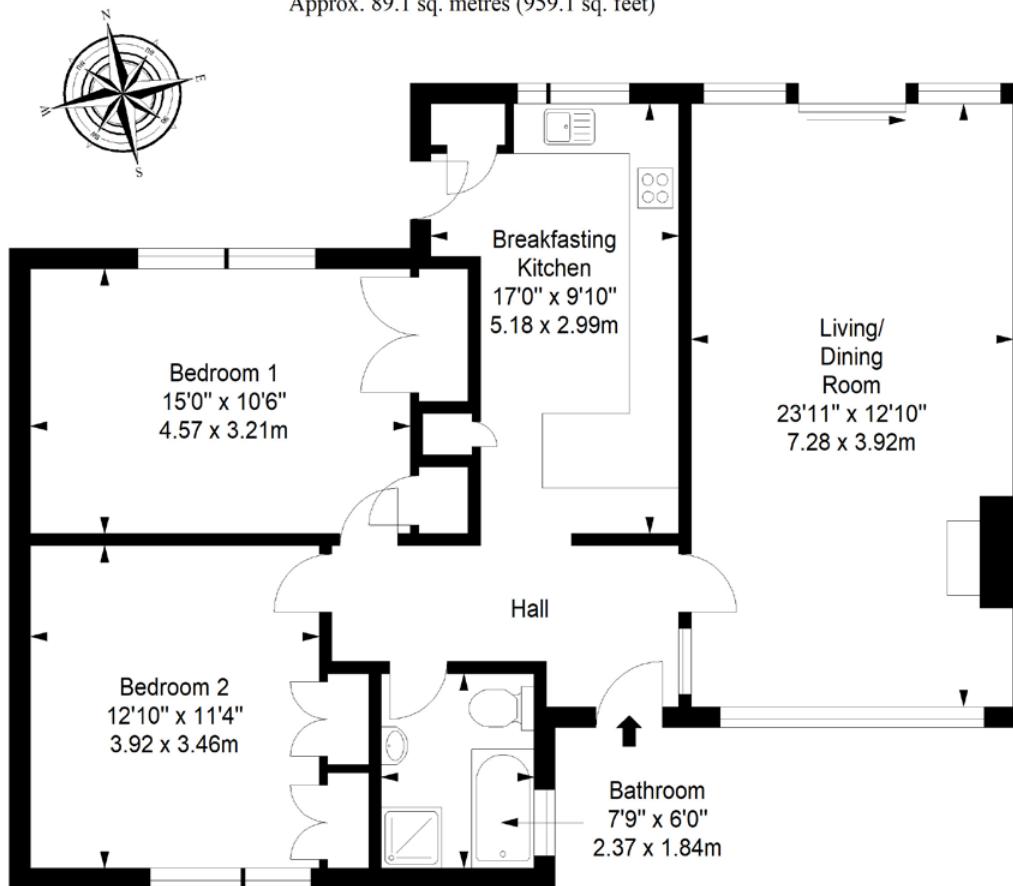
Approx. 13.8 sq. metres (148.5 sq. feet)



Garage
16'9" x 8'10"
5.10 x 2.70m

Ground Floor

Approx. 89.1 sq. metres (959.1 sq. feet)



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