



67 Whitehaugh Park, Peeblesshire, EH45 9DB  
Offers Over £395,000



JBM ESTATE AGENTS



An attractive four-bedroom detached house with single integral garage pleasantly positioned within an attractive and highly desirable development located in the picturesque Borders town of Peebles.





### DESCRIPTION:

Built in 1999 and well-presented throughout, the property offers a comfortable layout with accommodation spanning an impressive 1589 square feet across two floors, perfectly incorporating a fabulous conservatory, and a single garage. Within walking distance of schooling at both levels, serviced by the local bus route, surrounded by parks, riverside walks, and easy access to the open countryside on the doorstep, this property is sure to be popular, making early viewing highly advisable.

In excellent decorative order throughout, the internal accommodation comprises; an inviting entrance hallway featuring a staircase leading to the upper floor, two practical storage cupboards, and a conveniently located modern guest WC with a porthole window. The relaxing sitting room with front garden views is of a decent size, and seamlessly opens into the adjoining dining area which creates an inviting space ideal for entertaining family and friends. Glazed patio doors flow into a fabulous conservatory boasting rear garden views, enhanced by a cozy log-burning stove giving the space a real warming focal point. The kitchen is fitted with a good range of wall and base units with contrasting worktop surfaces incorporating a sink unit positioned below a rear facing window. There is a Range Master cooker, a free-standing dishwasher, and a fridge freezer, whilst in the adjacent utility room, additional fitted units provide extra storage space, alongside connections for a washing machine and tumble dryer. Conveniently, the utility room offers access to the garage via an internal door, and opens out to the private garden through an external door. Upstairs, you'll find a bright and spacious hallway landing featuring two decent storage cupboards and convenient access to the loft space via a ceiling hatch. The master bedroom boasts a front-facing box bay window, offering scenic views of Whitehaugh Park and the distant rolling hills, whilst featuring a fitted wardrobe, a storage cupboard, and a generously sized private en-suite shower room, enhancing both comfort and convenience. There are three additional comfortable bedrooms, two nestled at the rear, and one positioned at the front. Two of the three boast the added convenience of fitted wardrobes, enhancing storage space. Completing the accommodation is the generously sized family bathroom, featuring a wash hand basin, WC, panelled bath, and a separate enclosed shower. Natural light fills the space through a rear-facing opaque window.

### OUTSIDE:

Externally, the property boasts private garden grounds at the front, side, and rear. The partially open-style front garden features an area of lawn bordered by stone walling and hedging, alongside a monobloc driveway that offers convenient off-street parking. The driveway leads to a single integral garage, equipped with lighting. A gated pathway to the side of the property leads round to the private and enclosed rear garden. Tastefully finished and well maintained, the rear garden is predominantly laid to lawn bordered by mature shrubbery, accented by two paved patio areas which provide ample space for both outdoor lounge and dining furniture. Enjoying afternoon sun from the West, the patio areas offer the perfect setting for relaxing, alfresco dining, and entertaining during the warmer summer months. There is a timber log store, and the garden is fully bound and enclosed by timber fencing.

### LOCATION:

The Royal Burgh of Peebles is a thriving market town and the third largest town in the Borders with a population of around 9,000. Peebles is an ideal location for those looking to enjoy the country lifestyle taking full advantage of the fishing, hillwalking, mountain biking, horse riding and golf facilities that the area has to offer. There is a swimming pool, and the Gytess Leisure Centre offers a wide variety of leisure activities to suit adults and children. Glentress Forest and its popular mountain biking routes are approximately 4 miles east of Peebles offering excellent biking facilities. For those who enjoy the creative arts, the Eastgate Theatre & Arts Centre showcases local and international musical and artistic talent throughout the year and there are a number of popular festivals throughout the year to include the week-long Beltane Festival which is steeped in the history of Peebles and follows a traditional format, an Arts Festival, Agricultural Festival, Rugby Sevens and TweedLove Bike Festival, to name just a few. The High Street of Peebles has a wide selection of independent retailers and highly regarded restaurants as well as a number of high street favourites. The town also has a health centre, dentists, vets, banks, and supermarkets as well as primary and secondary schools. Peebles is ideally situated within commuting distance of Edinburgh which can be reached by private or public transport. There is a frequent bus service running to and from Edinburgh as well as services for Biggar, Galashiels, and nearby local towns. The A703 gives easy access to the Edinburgh City Bypass for onward travel to many destinations and Edinburgh Airport for UK or overseas travel.





#### SERVICES:

Mains water and drainage. Mains electricity. Gas fired central heating. UPVC double glazed windows. Telephone with fibre broadband connection.

#### ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, blinds, and the Range Master cooker will be included in the sale of the property.

#### COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category F. Amount payable for year 2024/2025 - £2,992.91. The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

#### EPC RATING:

The Energy Efficiency Rating for this property is C (70) with potential B (83).

#### VIEWING ARRANGEMENTS:

Viewings of this property are strictly by appointment. For more information or to arrange an appointment, please contact JBM Estate Agents on 01721 540170.

#### CLOSING DATE:

A closing date may be fixed, however, there is no requirement for the seller to fix a closing date when more than one interest is noted. JBM Estate Agents is entitled to accept their client's instructions to accept an incoming offer without having a closing date and without giving other parties who may have noted interest an opportunity to offer. Prospective purchasers who have notified their interest through their lawyers to JBM Estate Agents, in writing, will be advised of a closing date if set, unless the property has been sold previously.

#### HOME REPORT:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us to request a copy.

#### IMPORTANT NOTE:

Formal offers should be submitted to the Selling Agents in Scottish legal form: JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. Telephone: 01721 540170, Fax 01721 520104. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase. Viewers should be advised that even after an acceptable written offer has been received, in the event of any unreasonable delay by the purchaser in concluding missives, the Selling Agents reserve the right to resume viewings.

#### ANTI-MONEY LAUNDERING REGULATIONS:

As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified photographic evidence of the buyer's identity and separate certified evidence of the buyer's residential address before any acceptance of the offer can be confirmed. Alternatively, if certified documentation is not available, the buyer must attend at our office with their original documents. Please note, until satisfactory documents have been provided and our checks have been fully completed, we are unable to mark the property as "under offer."

Particulars prepared March 2024.

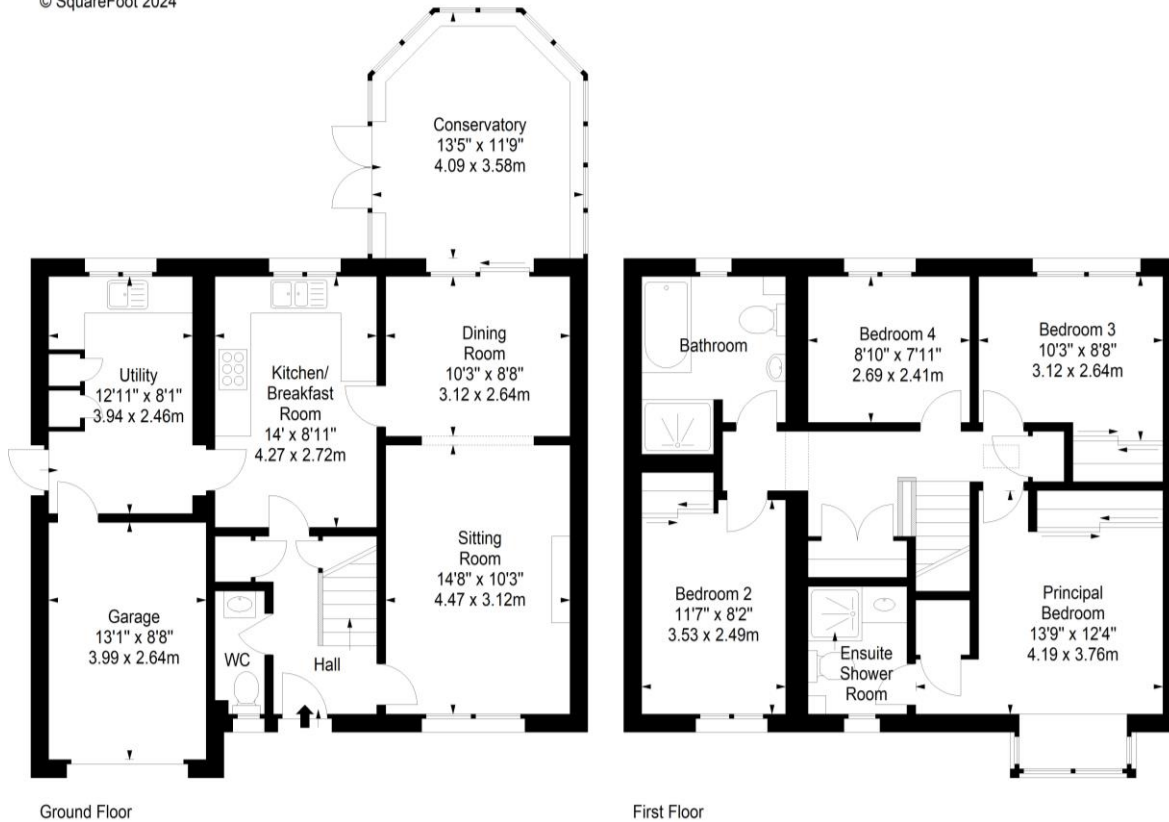




**Whitehaugh Park,  
Peebles,  
Scottish Borders, EH45 9DB**



Approx. Gross Internal Area  
1589 Sq Ft - 147.62 Sq M  
(Including Garage)  
For identification only. Not to scale.  
© SquareFoot 2024



**Please note:** A. As these particulars have been prepared solely for the guidance of prospective purchasers, they can never constitute part of any offer or contract. B. Any measurements are taken at the widest point in each room where practical by way of mechanical or electronic devices, and no warranty is given as to the accuracy of any such measurements. C. Whilst every reasonable effort has been made to verify any statement description or other comment within these particulars, any purchasers must make their own enquiries and satisfy themselves. D. The seller will not be bound to accept the highest or indeed any other offer for the property at a closing date. E. The receipt or intimation of a note of interest by any third party will not oblige the vendor to fix a closing date. The decision to fix a closing date, or whether to accept any offer at a closing date or otherwise, remains in the sole discretion of the vendor.



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