



115 Whitehaugh Park, Peeblesshire, EH45 9DB
Offers Over £370,000



A charming three-bedroom detached family home, complete with a single attached garage, situated in an attractive, mature, and sought-after development in the picturesque Borders town of Peebles.



DESCRIPTION:

Built in 2000 and well-presented throughout with modern decor, this property offers a generous 1,391 square feet of internal accommodation spread across two levels with a comfortable layout perfect for the modern family living. Boasting a fantastic location just a short walk from Priorsford Primary School and Peebles High School, serviced by the local bus route, and access to countryside walks right on the doorstep, this property is sure to be popular, and early viewing is highly recommended.

The welcoming internal accommodation comprises; inviting entrance hallway featuring a staircase to the upper floor, two useful storage cupboards, and a guest cloakroom with a WC. Positioned to the front, the sitting room enjoys a large window overlooking Whitehaugh Park, and features a gas fireplace with an attractive surround providing a real focal point. Open to the sitting room, the dining area is the perfect space for family gatherings and entertaining friends, whilst rear facing patio doors flow seamlessly through to one of two relaxing conservatories with views and easy garden access. The breakfasting kitchen is fitted with an excellent range of modern wall and base units with contrasting worktop surfaces, finished with a stylish tiled splashback. Integrated appliances include a gas hob, extractor hood, and an electric oven, whilst space and services are provided for a washing machine, dishwasher, and a fridge freezer. There is ample space for a table and chairs, ideal for informal dining. A door from the kitchen provides direct access to the single attached garage, which also leads to the second conservatory, a versatile space that offers the perfect separate home office if required. Up on the first floor, there is a light and airy hallway landing with a cupboard housing the hot water tank and a ceiling hatch allowing access to the loft space. With a wonderful outlook to the front and views over the hills beyond, the principal bedroom features fitted wardrobes, and a contemporary en-suite shower room incorporating a WC, wash hand basin, and a corner shower unit. Additionally, there are two further comfortable bedrooms, both of which enjoy views of the leafy green surroundings to the rear of the property. Completing the accommodation is the contemporary family bathroom, which features a WC, wash hand basin, and a stylish P-shaped panelled bath with a mains shower overhead. An opaque window to the side of the property allows in the natural light.

OUTSIDE:

Externally, there are private garden grounds to the front side, and rear of the property. The front garden has an area laid to lawn, a mono blocked driveway providing off street parking leading to the single attached garage, and access to a paved pathway to the side of the property leading round to the private rear garden. With wonderful leafy surroundings and fully enclosed by timber fencing, the sunny, southwest facing rear garden is of a good size and features a large area laid to lawn incorporating raised sleeper flower beds planted with mature shrubbery. An attractive paved patio area bordered by decorative chips offers ample space for both outdoor lounge and dining furniture, providing the perfect space for alfresco dining, and entertaining during the warmer summer months. The attached single garage, which benefits from power and light can also be accessed externally via a side facing pedestrian door.

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 Gytes 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 throughout, and integrated kitchen appliances 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 (73) with potential B (85).

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."

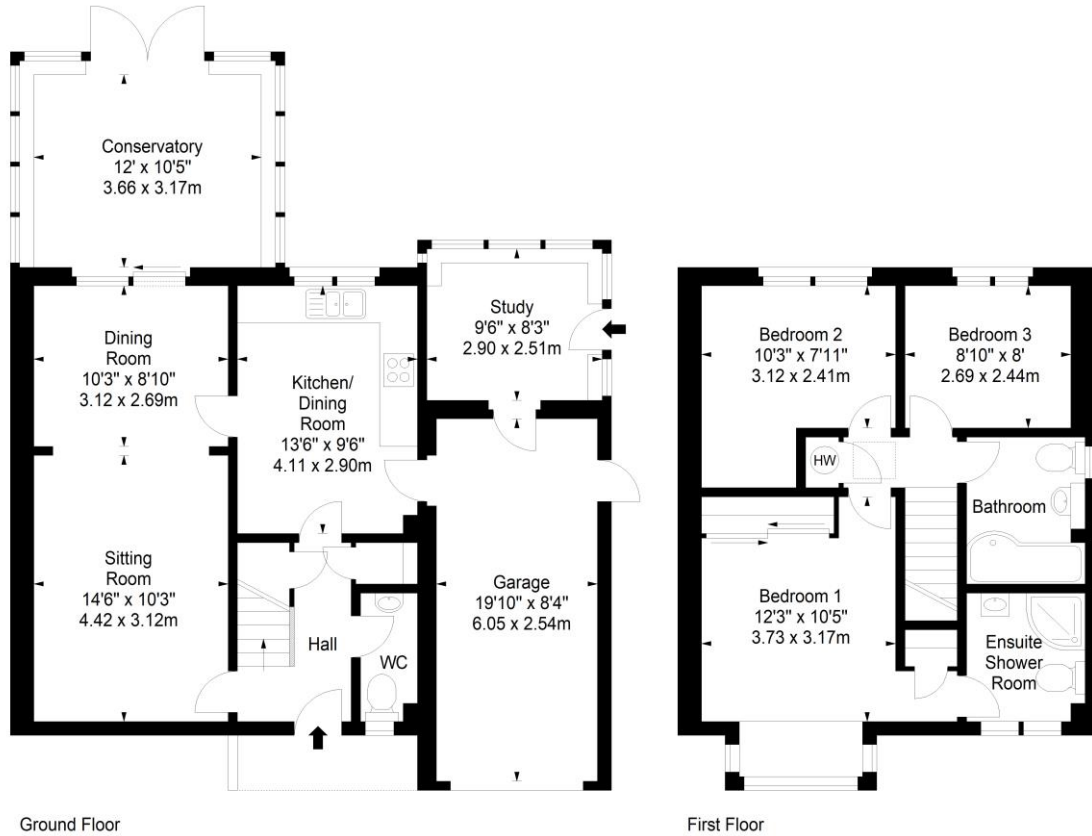
Particulars prepared July 2024.



Whitehaugh Park,
Peebles,
Scottish Borders, EH45 9DB



Approx. Gross Internal Area
1391 Sq Ft - 129.22 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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