



65 Whitehaugh Park, Peeblesshire, EH45 9DB  
Offers Over £330,000



JBM ESTATE AGENTS



An extremely attractive three-bedroom detached bungalow, ideally situated on a corner plot within a highly sought-after development on the southern side of the picturesque Borders town of Peebles.





### DESCRIPTION:

Built in the late 1990s, this fantastic property offers well-appointed accommodation totalling an impressive 1,017 square feet. It includes a single integral garage and features well-maintained private gardens. With its delightful location, modern kitchen and bathroom, and direct access to open countryside, early viewing is highly recommended to fully appreciate the exceptional accommodation and prime position this property offers.

With a welcoming approach and a comfortable layout, the well-presented internal accommodation comprises; inviting entrance hallway giving access to a useful cloak and storage cupboard. Situated at the rear of the property with wonderful views of the surrounding rear garden, the spacious sun lounge features a log-burning stove, providing a charming focal point. The dining kitchen is equipped with a stylish array of contemporary wall and base units, complemented by contrasting granite worktops and a Belfast sink unit. Integrated appliances include an induction hob, cooker hood, electric oven, microwave, dishwasher, and fridge freezer. There is ample space for a large dining table and chairs, perfect for gatherings with family and friends, while French doors flow seamlessly through to the sun lounge. Additionally, a separate utility room houses the washing machine and provides easy access to the rear garden. The principal bedroom is generously sized, featuring a front-facing box-style bay window and ample space for all necessary free-standing furniture. The second bedroom is a comfortable double room with a fitted wardrobe and a front-facing window, whilst the third bedroom is a spacious single, ideal for use as a separate home office, featuring a side-facing window, and access door into the sun lounge. The accommodation is completed by a modern and stylish bathroom, featuring a WC, washbasin, and a double-ended bath with both a rainfall shower and a handheld shower for added convenience.

### OUTSIDE:

Externally; there are well-maintained, low maintenance private gardens to the front side and rear of the property. The front and side gardens are fully laid to decorative chips incorporating a wonderful array of mature planted shrubbery, whilst a paved driveway provides convenient off-street parking and leads to the single integral garage. The private south facing rear low maintenance rear garden is also mainly laid to decorative chips bordered by timber sleeper raised flower beds adding greenery and bursts of colour throughout the year. A paved patio area to the side serves as the perfect spot for alfresco dining, and a timber garden summer house equipped with power and light offers a relaxing space to enjoy an aperitif. Additionally there is a log store at either side of the garden.

### 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. Both UPVC and timber framed double glazed windows. Telephone and 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 E. Amount payable for year 2024/2025 - £2,449.95. 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."

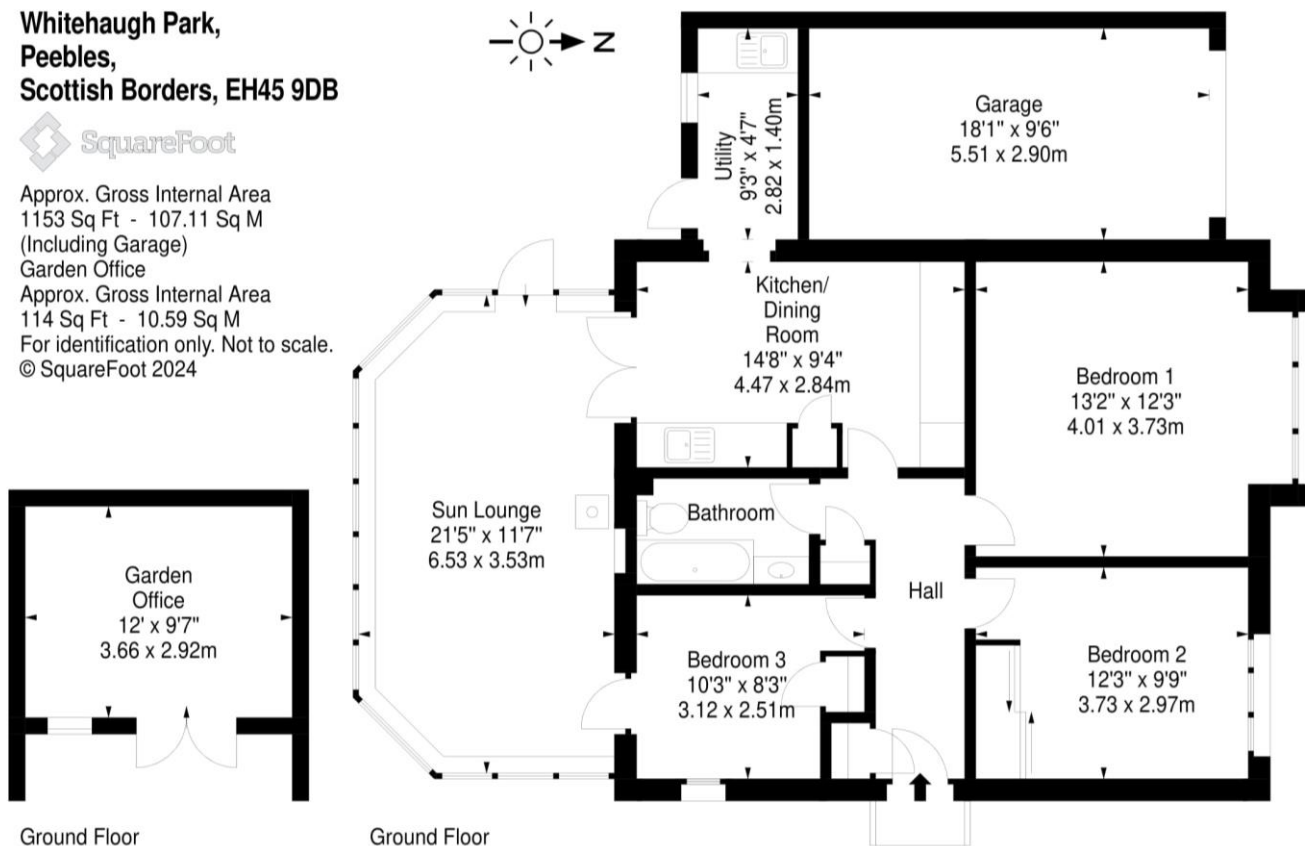
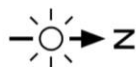




Whitehaugh Park,  
Peebles,  
Scottish Borders, EH45 9DB



Approx. Gross Internal Area  
1153 Sq Ft - 107.11 Sq M  
(Including Garage)  
Garden Office  
Approx. Gross Internal Area  
114 Sq Ft - 10.59 Sq M  
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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2019 : EXCEPTIONAL

SALES

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