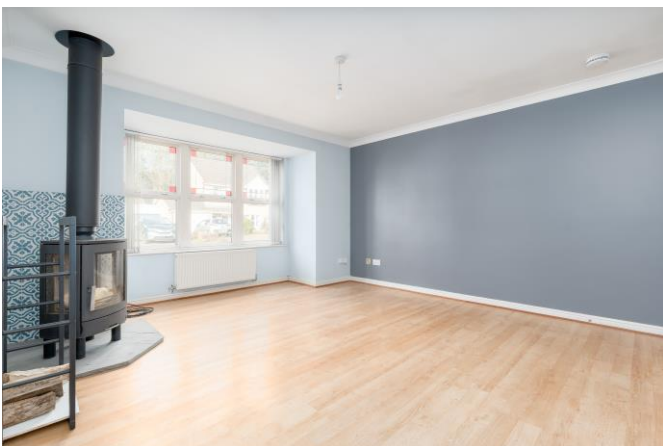




32 Whitehaugh Park, Peebles, Peeblesshire, EH45 9DA  
Offers Over £320,000



An extremely delightful two-bedroom detached bungalow, pleasantly situated within a highly sought-after development located on the southern edge of the picturesque Borders town of Peebles.



#### DESCRIPTION:

Built in the early 1990s, this property presents an exciting opportunity for the new owner to modernise and personalise the interior to their own taste. While in need of some updates, it offers well-appointed accommodation extending to 909 square feet, including a single integral garage. With its excellent potential, this property provides a fantastic canvas for creating a stylish and contemporary home, in a wonderful tucked away location, well-proportioned private garden, and within walking distance to the town centre, early viewing comes highly recommended

Accessed through a main door at the side of the property, the internal accommodation features a welcoming entrance hallway, providing access to all rooms and offering two convenient cloak and storage cupboards. Situated at the front of the property, the sitting room boasts a large window overlooking the garden, filling the space with natural light, whilst a freestanding cylindrical log-burning stove serves as both a striking focal point and a cosy source of warmth. Positioned at the rear, the dining kitchen is fitted with a range of wall and base units, complemented by contrasting worktop surfaces with stainless-steel sink unit is conveniently placed beneath a rear-facing window. Integrated appliances include a gas hob, cooker hood, and electric oven, while provisions are made for a dishwasher and undercounter fridge. Adjacent to the kitchen, a practical utility room offers additional space and services for a washing machine and provides direct access to the garage and garden. The principal bedroom is of a good size with a front facing window and benefits from having fitted wardrobes. The second bedroom is a small double which features further fitted storage and a window providing an outlook to the rear. The accommodation is completed by the bathroom which incorporates a WC, wash hand basin, panelled bath with mains overhead shower, and a rear facing opaque window allowing in the natural light.

#### OUTSIDE:

Externally; there are private gardens to the front side and rear of the property. The open style front garden is fully laid to lawn partially bordered by stone chippings, and a driveway providing off street parking which leads to a single integral garage. The private south facing rear garden has a large area of lawn bordered by an array of bedding areas planted with flowers and mature shrubbery. There is a good-sized paved patio area which allows ample space for both outdoor dining and lounge furniture, offering the perfect spot for alfresco dining and relaxing in the summer months. There is a timber garden shed, and the garden is fully bound by both timber fencing and hedging.

#### 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 including 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. Timber double glazed windows. Telephone and FTTP broadband connections available.

**DEVELOPMENT FACTOR:**

The communal areas of the development are managed by Greenbelt Limited with an annual factoring charge of approximately £273.00 payable in 2024/2025.

**ITEMS TO BE INCLUDED:**

All fitted floor coverings, light fittings, blinds, curtains, and both integrated and frees standing kitchen appliances are to 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 the financial year 2024/2025 - £2,449.59. The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

**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.

**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.

**EPC RATING:**

The Energy Efficiency Rating for this property is C (73) with potential B (87).

**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.

**OFFERS:**

Formal offers should be submitted to the Selling Agents in Scottish legal form: JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. Email address: mail@jbmeestateagents.co.uk. 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.

**IMPORTANT NOTE:**

While we believe the information provided to be accurate, it is not guaranteed. All areas, measurements, and distances are approximate. The descriptions, photographs, and floorplans are intended for guidance only and are not necessarily comprehensive. It should not be assumed that the property remains exactly as photographed. Any error, omission, or misstatement shall not annul the sale, entitle any party to compensation, nor provide grounds for legal action. JBM Estate Agents have not tested any services, equipment, or facilities. Prospective purchasers are advised to satisfy themselves by inspection or otherwise and to seek their own professional advice. All descriptions and references to the property's condition are made in good faith. While every effort is made to ensure accuracy, please contact us to confirm any details of particular importance to you, especially if you are planning to travel a considerable distance.

**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." You should also be aware that we are required by law to report to government authorities any evidence or suspicion regarding money laundering and that we are explicitly prohibited from notifying you of the fact that any such report has been made.

Particulars prepared March 2025.

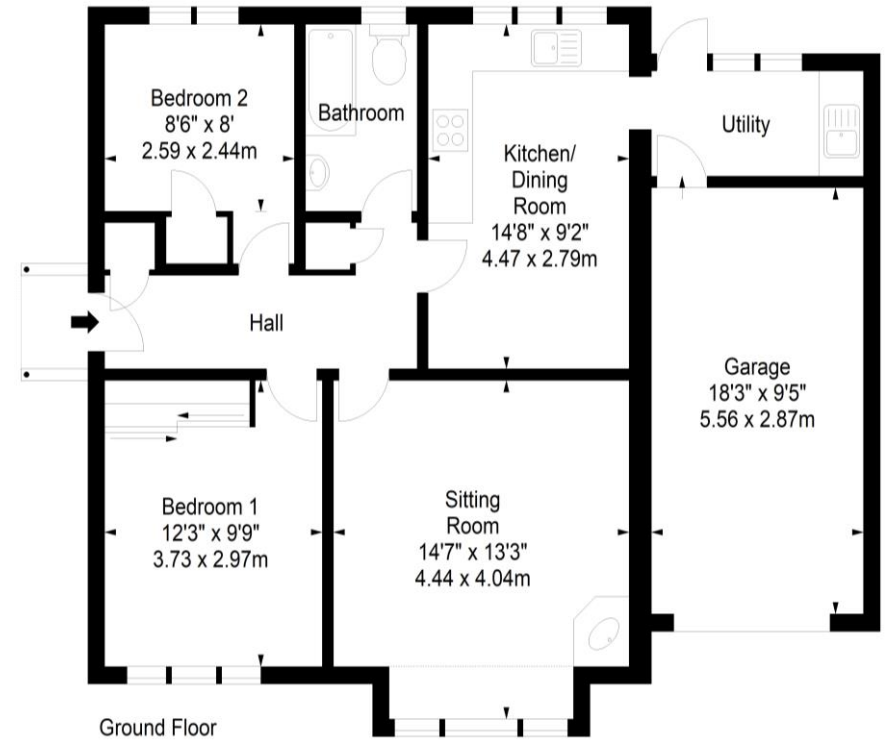
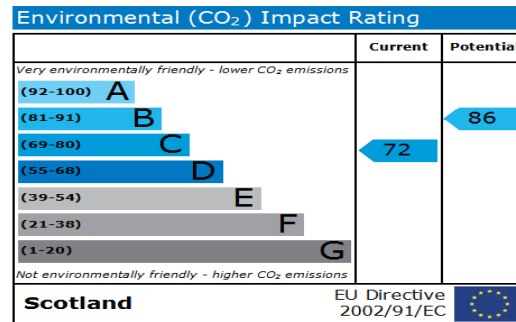
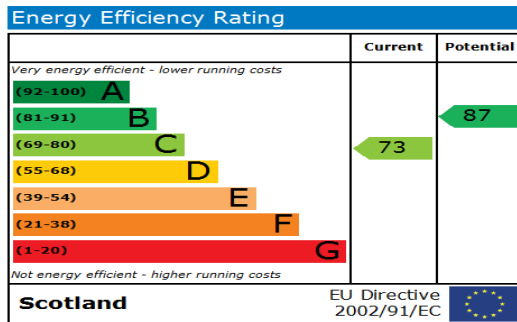




**Whitehaugh Park,  
Peebles,  
Scottish Borders, EH45 9DA**



Approx. Gross Internal Area  
909 Sq Ft - 84.45 Sq M  
(Including Garage)  
For identification only. Not to scale.  
© SquareFoot 2025



**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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