



18 Whitehaugh Park, Peebles, Peeblesshire, EH45 9DA
Offers Over £350,000



A charming three-bedroom detached family home, complete with its own single attached garage, perfectly positioned within a highly sought-after development located in the picturesque Borders town of Peebles.



DESCRIPTION:

Built in the 1990s, well-presented throughout with modern interiors, this property offers a generous 1,152 square feet of accommodation arranged over two levels, including the integral garage, with a comfortable layout perfectly suited to modern family living. Boasting an excellent location within easy walking distance of Priorsford Primary School and Peebles High School, with convenient access to the local bus route and scenic countryside walks and cycle paths on the doorstep, this property is certain to attract attention, and early viewing is highly recommended.

Approached via the welcoming front garden, the property opens into an inviting entrance hallway, complete with a staircase to the upper floor, two practical storage cupboards, and a guest cloakroom with WC. Positioned at the front and beautifully presented with stylish décor, the sitting room features a large window overlooking Whitehaugh Park, whilst open, to the sitting room, the dining area provides the ideal space for family gatherings and entertaining, with rear-facing patio doors creating a seamless flow between indoor and outdoor living. With an outlook over the rear garden, the kitchen is fitted with a range of wall and base units topped with contrasting work surfaces and finished with a stylish tiled splashback. Integrated appliances include a gas hob, extractor hood, and electric oven, while there is also space and plumbing for a washing machine, dishwasher, and fridge-freezer. The kitchen benefits from a convenient door offering direct access to the garage. On the first floor, a light and airy landing features a cupboard housing the hot water tank and a ceiling hatch providing access to the loft. The principal bedroom enjoys a lovely front-facing outlook over Whitehaugh Park and the hills beyond, and comes complete with fitted wardrobes and a private en-suite shower room, comprising a WC, wash hand basin, and enclosed shower unit. Additionally, there are two further comfortable bedrooms, one of which features fitted wardrobes, whilst both of which enjoy views of the leafy green surroundings to the rear of the property. Completing the accommodation is the family bathroom, which includes a WC, wash hand basin, and panelled bath with an overhead shower. An opaque side window allows natural light to fill the space.

OUTSIDE:

Externally, the property benefits from private gardens to the front, side, and rear. The front garden is laid to lawn enhanced by mature shrubbery and features a mono-blocked driveway providing off-street parking and access to the single attached garage. A paved pathway runs along the side of the property, leading to the private rear garden. Set within beautiful leafy surroundings and fully enclosed by timber fencing, the rear garden is generously sized and features a large lawn with raised sleeper flower beds, all bordered by mature shrubs. Beneath a charming timber pergola, a paved patio provides space for outdoor lounge and dining furniture, creating the perfect spot for alfresco meals, summer entertaining, or simply relaxing with a morning coffee, or afternoon aperitif while enjoying the peaceful garden surroundings. 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 Gyles 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. FTTP broadband connection available.

DEVELOPMENT FACTOR:

The communal areas of the development are managed by Greenbelt Limited with an annual factoring charge of approximately £324.00 payable in 2024/2025.

ITEMS TO BE INCLUDED:

All fitted floor coverings, light fittings, blinds, and integrated 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 F. Amount payable for the financial year 2025/2026 - £3,291.28. 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 C (77).

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.

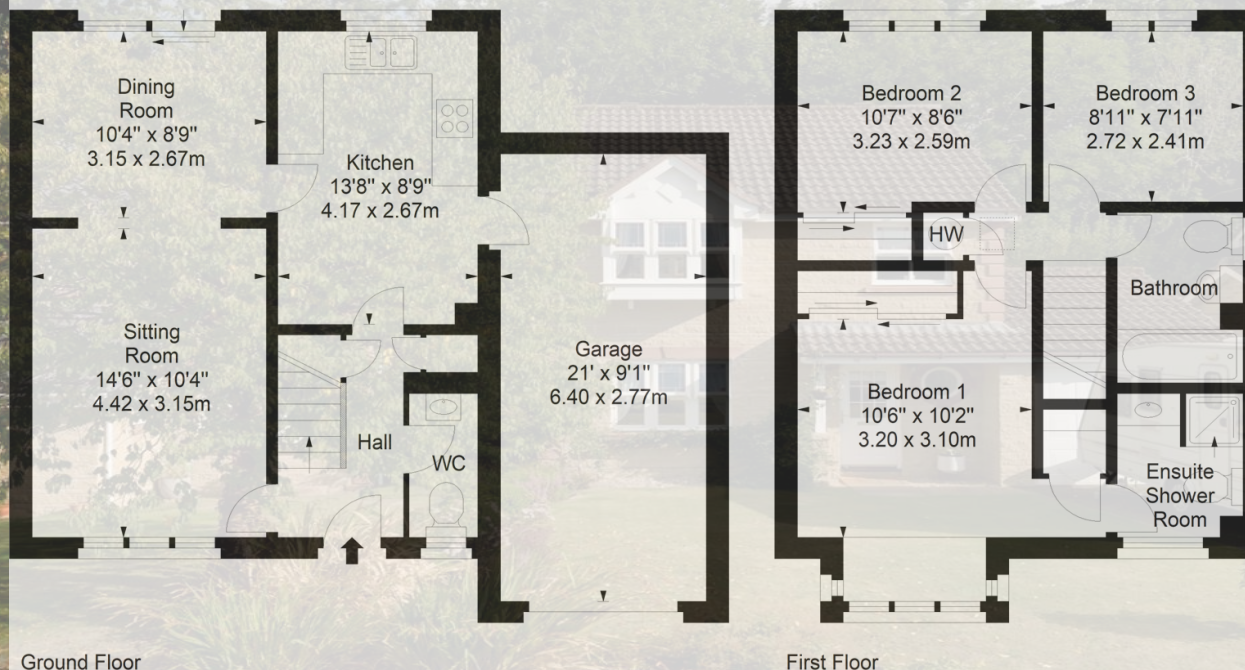
Particulars prepared September 2025.



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



Approx. Gross Internal Area
1152 Sq Ft - 107.02 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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