



70 Whitehaugh Park, Peebles, Peeblesshire, EH45 9DA
Offers Over £265,000



An extremely delightful three-bedroom semi-detached home, peacefully tucked away within an attractive and highly sought-after development in the picturesque Borders town of Peebles.



DESCRIPTION:

Built in 1999 and tastefully styled with modern interiors, this property provides 881 square feet of well-planned accommodation spread across two levels, including a bright conservatory, and boasts a versatile layout ideal for a variety of buyers. Enjoying a prime location within easy walking distance of Priorsford Primary and Peebles High School, and with direct access to local bus routes, scenic countryside walks, and cycle paths right on the doorstep, this property is sure to appeal, and early viewing comes highly advised.

With an inviting approach, the property begins with a welcoming entranceway complete with a staircase to the upper floor, and a guest cloakroom with WC. Positioned at the front and very-well presented, the sitting room features a window overlooking the front garden, a practical storage cupboard, and offers ample space for both lounge and dining options. French doors flow through to the modern kitchen which is fitted with a good range of wall and base units finished with contrasting work surfaces and a stylish tiled splashback. The kitchen is equipped with integrated appliances, including a gas hob, extractor hood, and double electric oven, with additional space and connections for a washing machine and fridge-freezer. A fitted breakfast bar provides a convenient spot for casual dining or home working. Patio doors lead into a wonderful and relaxing south-facing conservatory offering views and access out to the rear garden. Up on the first floor, the hallway landing features a storage cupboard and a ceiling hatch providing access to the loft. The principal bedroom enjoys a lovely front-facing outlook over Whitehaugh Park and comes complete with fitted wardrobes. 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 fully tiled contemporary family bathroom, which includes a fitted vanity incorporating a WC and wash hand basin, complemented by a matching panelled bath with feature mains shower. An opaque front window allows natural light to fill the space.

OUTSIDE:

Externally, The property enjoys private gardens to the front, side, and rear. The open-fronted garden features a tarmac driveway for convenient off-street parking, while a fully chipped area offers space for potted plants or additional parking if needed. Round to the rear, the sunny south facing rear garden enjoys an area of lawn complemented by a paved patio area perfect for alfresco dining, with surrounding mature shrubbery. Adding to the appeal of the rear garden is a stylish timber garden room, currently used as a home gym and fitted with power and lighting, offering flexible space that could easily serve as a home office, studio, or hobby room.

LOCATION:

The Royal Burgh of Peebles is a thriving market town and the third largest in the Borders, with a population of around 9,000. It offers an ideal country lifestyle, featuring fishing, hillwalking, mountain biking, horse riding, and golf. The Gytes Leisure Centre provides a variety of activities for all ages, while Glentress Forest, located just 4 miles away, is known for its excellent mountain biking trails. Cultural enthusiasts can enjoy performances at the Eastgate Theatre & Arts Centre and various festivals, including the historic week-long Beltane Festival, Arts Festival, Agricultural Festival, Rugby Sevens. Peebles' High Street boasts an excellent range of independent shops as well as some high street favourites, popular restaurants, a health centre, banks, and schools. The town is conveniently located within commuting distance of Edinburgh, accessible by frequent bus services and the A703, which connects to the Edinburgh City Bypass and the airport for UK and international travel.





SERVICES:

Mains water and drainage. Mains electricity. Gas central heating. UPVC 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, blinds, light fittings 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 D, with an annual charge of £2,092.11 payable for the year 2025/2026. 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 (76) with potential C (80).

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. 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

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:

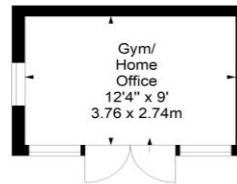
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified 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."

Particulars prepared April 2025.

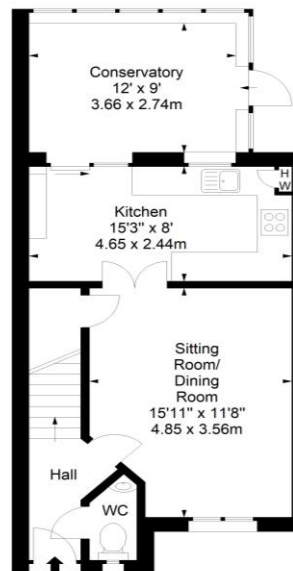
**Whitehaugh Park,
Peebles,
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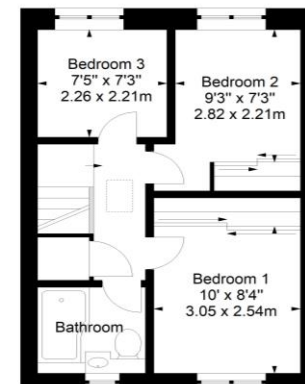
Approx. Gross Internal Area
881 Sq Ft - 81.84 Sq M
Gym/ Home Office
Approx. Gross Internal Area
110 Sq Ft - 10.22 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



Ground Floor



First Floor

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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