



49 Whitehaugh Park, Peebles, Peeblesshire, EH45 9DB
Offers Over £390,000



An attractive four-bedroom detached house with an integral single garage, pleasantly situated within a highly sought-after residential development in the picturesque Borders town of Peebles.



DESCRIPTION:

Built in 1998 and enjoying an attractive setting, this fantastic property offers well-proportioned accommodation arranged over two levels, extending to a comfortable 1,376 square feet, and benefits from well-maintained gardens to the front and rear. Situated within walking distance of both primary and secondary schooling, and conveniently serviced by the local bus route, the property is surrounded by parks and scenic riverside walks, with open countryside right on the doorstep, early viewing is highly recommended.

With a welcoming ambience throughout, the internal accommodation opens into an inviting entrance hallway featuring a staircase leading to the upper floor with a practical storage cupboard below, and a conveniently located guest WC. The inviting sitting room enjoys a dual aspect, with a front-facing window and rear patio doors that create a wonderful sense of indoor-outdoor living, while a well-positioned gas fire provides a warm and welcoming focal point. The kitchen is well-appointed with a range of wall and base units complemented by contrasting work surfaces, incorporating a sink set beneath a rear-facing window. Integrated appliances include a gas hob and electric oven, with space and provision for both a dishwasher and fridge freezer, while the adjoining garage is equipped with connections for a washing machine and tumble dryer. From the kitchen, there is access to a bright breakfast room with ample space for a small table and chairs, ideal for informal dining. Completing the ground floor accommodation is a formal dining room, featuring a rear-facing window with a delightful outlook over the garden, providing the perfect setting for entertaining friends and hosting family gatherings. Upstairs, you'll find a bright and spacious hallway featuring an airing cupboard housing the hot water tank, and convenient access to the loft space via a ceiling hatch. The principal bedroom overlooks the rear of the property and features a generous fitted wardrobe along with a private en-suite shower room, combining comfort and convenience. There are three additional comfortable bedrooms, two nestled at the rear, and one positioned at the front. The property also offers three further bedrooms, two good sized doubles, one at the front and one at the rear, plus a rear-facing comfortable single that would make an ideal home office or study, with all benefiting from fitted storage. Completing the accommodation is the family bathroom, which includes a wash hand basin, WC, and a panelled bath with an electric shower above. Natural light fills the room through a front-facing opaque window.

OUTSIDE:

Externally, the property boasts private garden grounds at the front, side, and rear. The open-style front garden features an area of lawn complemented by mature trees, hedging and greenery, alongside a monobloc driveway that offers convenient off-street parking. The driveway leads to a single integral garage, equipped with power and lighting. A gated pathway to the side of the property leads round to the private and well maintained, the rear garden which is predominantly laid to lawn bordered by mature shrubbery, enhanced by two paved patio areas which provide ample space for both outdoor lounge and dining furniture. Enjoying afternoon sun from the West, the patio areas offer the perfect setting for relaxing, alfresco dining, and entertaining during the warmer summer months. There are two timber garden sheds.

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 fired central heating. UPVC double glazed windows. Telephone with fibre broadband connection.

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, integrated kitchen appliances, the dishwasher, and the washing machine 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 2025/2026 - £3,291.28. 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 (69) with potential C (73).

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.

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.

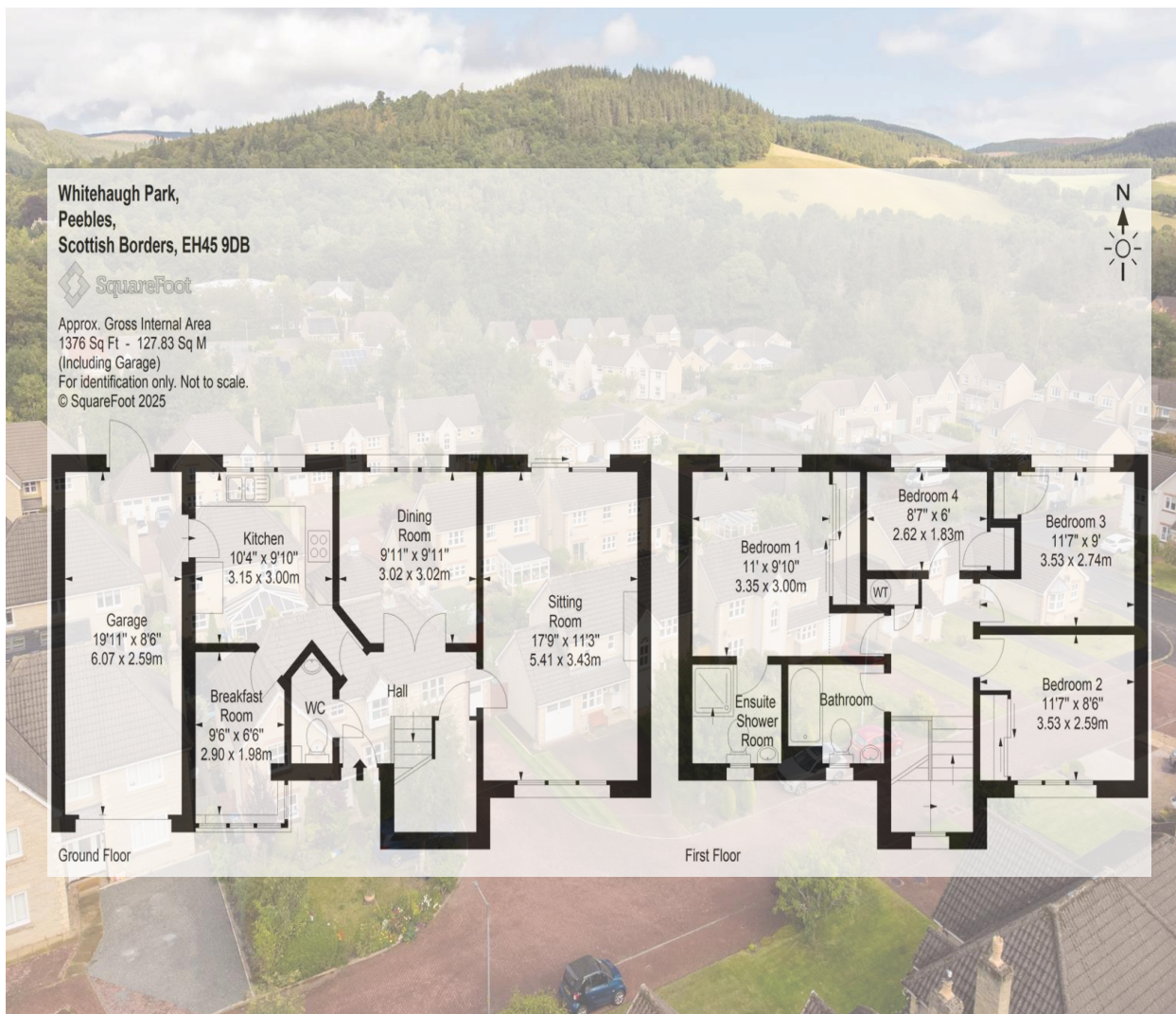
IMPORTANT NOTE:

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 by 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 our office with their original documents. Please note, that 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.



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.



10 Northgate, Peebles, EH45 8RS
Tel: 01721 540170 Fax: 01721 520104
Email: mail@jbstateagents.co.uk
www.jbmstateagents.co.uk