



11 Dukehaugh, Peebles, Peeblesshire, EH45 9DN
Offers Over £400,000



The property is a fantastic four-bedroom link-detached family home with private gardens and external storage, occupying pleasant yet central location in the picturesque Borders town of Peebles.



DESCRIPTION:

Built in the 1970's, the property is presented in excellent decorative order throughout with modern interiors and offers deceptively spacious accommodation totalling an impressive 1,576 square feet spread across two comfortable levels. Just a short stroll from the vibrant town centre, the property enjoys seamless access to a whole range of amenities, scenic woodland walks, and highly regarded primary and secondary schools, making it an ideal family home. With its blend of modern comfort, generous living space, and location, early viewing comes highly recommended to fully appreciate all it has to offer.

With a welcoming approach, the internal accommodation opens into bright and spacious entrance hallway with useful understairs storage space. Featuring a large front-facing window with open views over Dukehaugh, the sitting room is generously proportioned and boasts an attractive living flame gas fire, creating a warm and inviting focal point. Open to the living room, the dining area provides an ideal space for family gatherings and entertaining, with delightful views over the rear garden and the hills beyond. Also located to the rear, the breakfasting kitchen is fitted with an excellent range of modern wall and base units with complimentary worktops and stylish tiled splash back. Integrated appliances include an electric oven, gas hob, extractor fan, and a fridge, with space and connections for a dishwasher. There is ample space for a table and chairs ideal for casual dining. The property benefits from a well-appointed utility room, offering ample space and plumbing for a washing machine, tumble dryer, and fridge freezer. This room also provides convenient access to the external storage, which in turn can be reached from the front of the property via an up-and-over door. Completing the ground floor is a guest WC, conveniently accessed from the entrance hallway, adding to the practicality of the home. Up on the first floor, there are four generously proportioned double bedrooms, the principal to the front, and three to the rear, including the fourth bedroom which features two Velux windows. All bedrooms enjoy lovely views over the surrounding landscape. The accommodation of this fabulous home is completed by the family bathroom, thoughtfully fitted with a WC, wash hand basin, and a panelled bath with overhead shower, all finished with stylish tiling.

OUTSIDE:

Externally; the property benefits from private garden grounds to both the front and rear. The open-style front garden features a lawned area with flower-bed borders, while a monobloc driveway provides off-street parking and leads to a useful external storage space fitted with a metal up-and-over door. The sunny, west-facing rear garden is predominantly laid to lawn, complemented by mature planting along the sides and rear. An attractive paved sandstone patio spans the rear of the property and is accessed directly from inside, providing an ideal setting for outdoor lounging and dining, perfect for alfresco entertaining. The garden is fully enclosed by timber fencing and includes a timber gate to the rear.

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. FTTP broadband connection available.

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 E. Amount payable for the financial year 2025/2026 - £2,693.76. 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 (63) with potential C (72).

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:

All offers must be submitted to the Selling Agents in Scottish legal form, either by email to mail@jbstateagents.co.uk or in writing to JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. The seller reserves the absolute discretion to accept or reject any offer received and is under no obligation to accept the highest or any offer. By law, all offers received will be intimated to the seller as soon as reasonably possible until formal conclusion of missives has taken place, unless the seller has provided specific written instructions not to pass on certain offers. Notwithstanding the receipt of an acceptable written offer, until missives are concluded, the seller and the Selling Agents reserve the right to continue marketing or re-market the property and to resume or conduct further viewings, particularly in the event of any delay by the purchaser in progressing the transaction. The purchaser or their solicitor will be notified in writing should the seller subsequently decide to place the property back on the market.

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:

JBM Estate Agents is a regulated estate agency business and is subject to the Money Laundering Regulations 2017, the Criminal Finances Act 2017, the Proceeds of Crime Act 2002 (POCA), the Economic Crime (Transparency and Enforcement) Act 2022, and other relevant legislation. We are required to comply with the guidelines set out by the regulator for the estate agency sector, HM Revenue & Customs (HMRC). In accordance with these requirements, we are legally obliged to carry out identity and source-of-funds checks on all property buyers. These checks are completed through an independent third-party verification provider and must be successfully concluded before an offer can be formally accepted or a property marked as "under offer." All buyers are required to complete third-party AML verification, for which a non-refundable fee of £20 plus VAT (£24 in total) per individual applies. All information is handled securely and in accordance with current data protection legislation. JBM Estate Agents is registered for AML supervision with HMRC under registration number XBML00000125848, and we are legally required to report any evidence or suspicion of money laundering to the relevant authorities without notification.

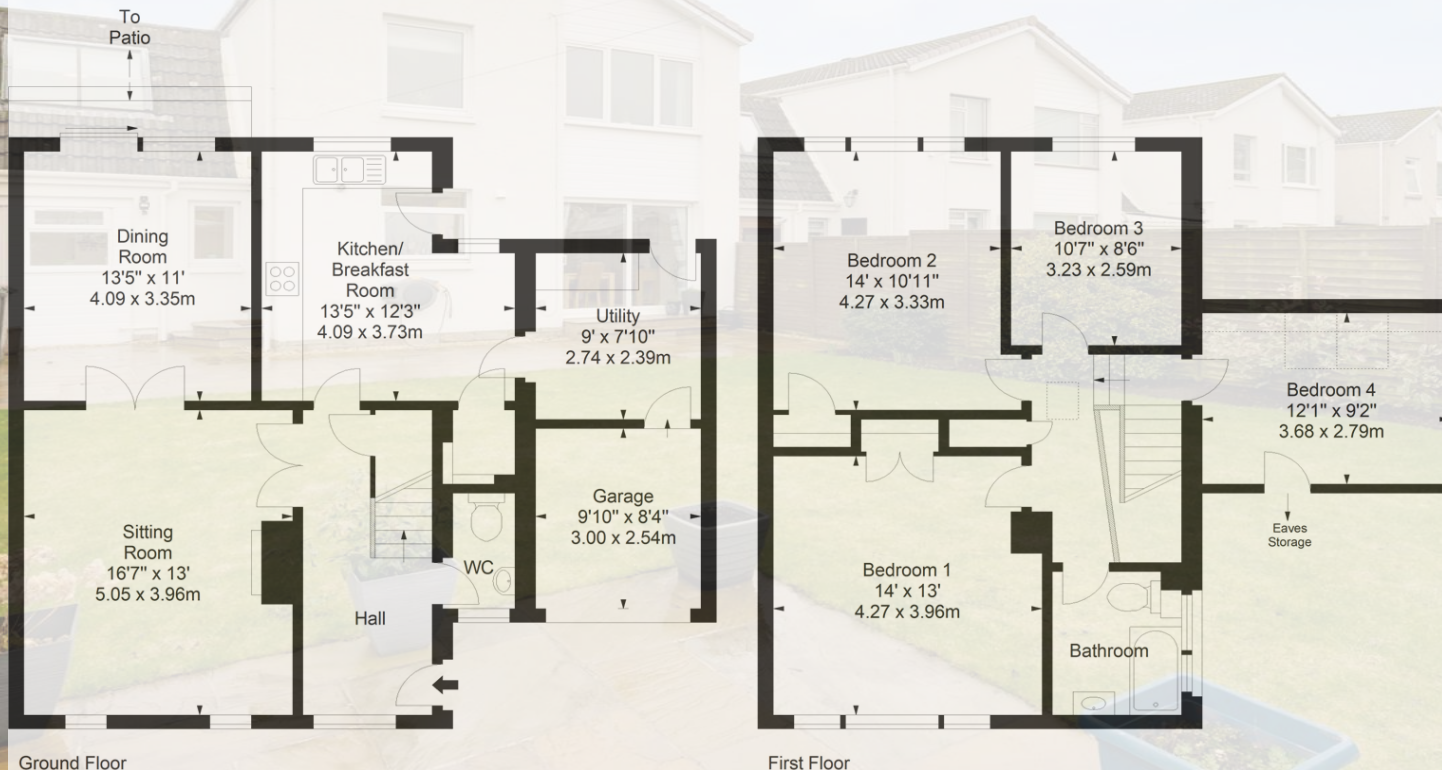
Particulars prepared February 2026.



Dukehaugh,
Peebles,
Scottish Borders, EH45 9DN



Approx. Gross Internal Area
1576 Sq Ft - 146.41 Sq M
(Including Garage)
For identification only. Not to scale.
© SquareFoot 2026



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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