



10 Whitehaugh Avenue, Peebles, Peeblesshire, EH45 9AF
Offers Over £195,000



A three-bedroom terraced house occupying an elevated position located within an established residential area in the beautiful Borders market town of Peebles.



DESCRIPTION:

Constructed in the 1960's, with generously spaced accommodation spanning 1,306 square feet, including an additional attic room, and conservatory, the property requires cosmetic upgrade offering the new owners the perfect opportunity to create an interior tailored to individual preferences. Situated just a leisurely stroll from the vibrant town centre, with an excellent array of amenities, and conveniently positioned with schools at both levels in close proximity, the property would appeal to a range of buyers and early viewing comes highly recommended.

The well-proportioned internal accommodation comprises; entrance hallway with staircase to the upper floor, and a useful cloak cupboard. Positioned to the front, the sitting room is of a good size and features a window offering an outlook over Whitehaugh Avenue, a gas fireplace, and French doors leading through to a large conservatory to the rear of the property. Offering ample space for both lounge and dining furniture, the conservatory enjoys windows to all sides and can also be accessed via the kitchen. Fitted with a range of wall and base units with worktop surfaces incorporating a stainless-steel sink unit, the kitchen also provides space and services for a cooker, washing machine, dishwasher, and a fridge freezer. Up on the first floor, there is a hallway landing giving access to two comfortable double bedrooms located to the front, a single bedroom set to the rear, and a family bathroom incorporating a WC, wash hand basin, and a panelled bath with shower over. A second set of stairs lead up to a fully floored and lined attic room which is a generous size benefiting from power and light.

OUTSIDE:

Externally, there are private garden grounds to the front and rear. The tiered front garden is mainly laid to decorative chips and planted with an array of mature shrubbery. Accessed via a shared side pathway, the rear garden has an area laid to artificial lawn, and a section laid to chips, whilst a monobloc patio, and a paved patio offer the ideal spaces for relaxing and outdoor dining in the summer months. A timber garden shed provides outdoor storage space, and the garden is fully bound by 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 to include 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. Double glazed windows. Telephone and broadband connection available.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, and blinds throughout 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 B, with an annual charge of £1,445.42 payable for the year 2023/2024. 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 D (60) with potential C (75).

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.

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.



IMPORTANT NOTE:

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.

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 2024.

Whitehaugh Avenue,
Peebles,
Scottish Borders, EH45 9AF



Approx. Gross Internal Area
1306 Sq Ft - 121.33 Sq M
(Including Attic)
For identification only. Not to scale.
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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Scotland | EU Directive 2002/91/EC | |

| Environmental (CO ₂) Impact Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| Scotland | EU Directive 2002/91/EC | |

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.jbstateagents.co.uk