BLACKWOOD & SMITH LLP
SOLICITORS & ESTATE AGENTS



19 DUKEHAUGH

PEEBLES, SCOTTISH BORDERS EH45 9DN

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WELCOME TO

19 DUKEHAUGH

Set within a stone's throw of the picturesque River Tweed, 19 Dukehaugh is a well-proportioned two-bedroom bungalow offering comfortable single-level living with a generous living and dining room, a separate breakfasting kitchen, a shower room and a nearby single garage. The property has established gardens to the front and rear, and offers buyers the opportunity to make the interiors their own. Shops, schools, leisure facilities and scenic countryside are within easy reach, making this a practical base for town and outdoor living.

THE HIGHLIGHTS

- Two-bedroom bungalow
- Peaceful residential setting in Peebles
- Generous dual aspect living and dining room
- Fireplace in the living room
- Separate breakfasting kitchen
- Principle bedroom with built-in storage
- Second well-proportioned double bedroom
- Shower room
- Recently serviced gas central heating and gas fire
- Enclosed front garden with stone wall and gated entrance
- Rear garden with patio, lawn and planted borders
- Secure single garage









TAKE A LOOK AROUND

The welcoming entrance hall leads to the principal living space: a spacious, dual aspect room with ample space for both lounge and dining furniture. A fireplace with a gas fire creates a natural focal point, while broad full-length windows bring in natural light from both ends. The separate breakfasting kitchen is fitted with a range of units and generous worktop space, with a gas hob and built-in oven. There is room for a breakfast table, making it a practical everyday space.

Both bedrooms are comfortable doubles with built-in storage. The principal bedroom is particularly well-proportioned, while the second bedroom offers flexibility for guests, family or use as a study. Completing the accommodation, the shower room includes a shower enclosure, washbasin and WC. Gas central heating and double glazing ensure that the property is warm and energy efficient all year round.

THE DETAILS

Extras: All fitted floor and window coverings, light fittings and appliances are included in the sale. Integrated appliances include an oven and grill, gas hob, extractor and fridge-freezer. Freestanding appliances include a washing machine and chest freezer.

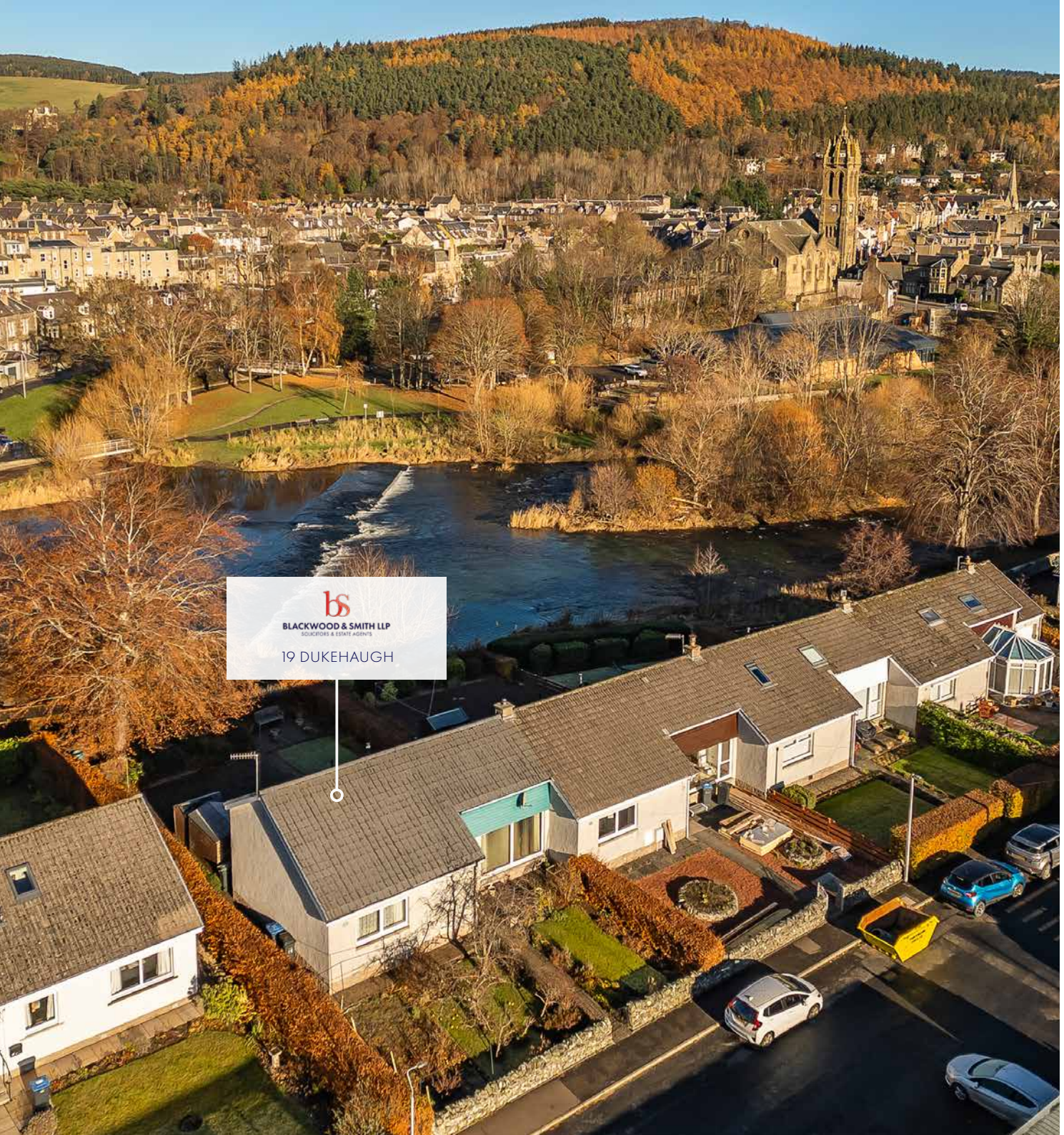




ENCLOSED FRONT GARDEN
& REAR GARDEN WITH PATIO,
LAWN AND PLANTED BORDERS







TOUR THE GROUNDS

Outside, the front garden is enclosed by a traditional stone wall and gated entrance, with a lawn and established planting. To the rear, the garden has scenic views of the river and a paved patio provides space for outdoor seating and leads onto a lawn with planted borders. Garden sheds add useful storage while, across the road, the nearby single garage offers further scope for secure private parking, hobbies or general use.

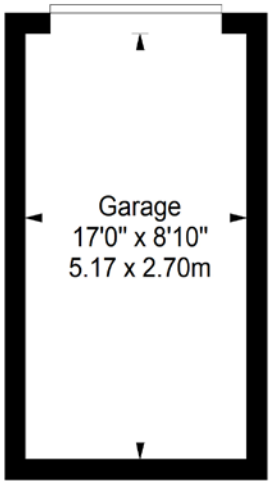
TELL US ABOUT

PEEBLES

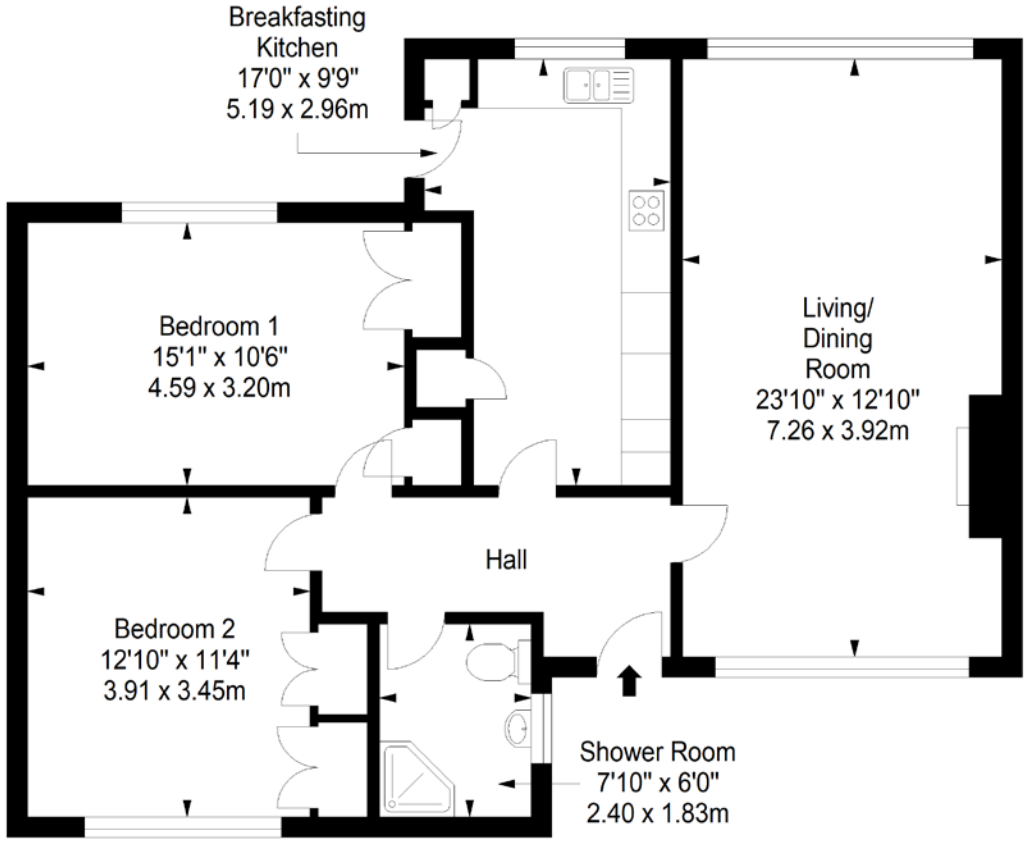
Nestled in the Tweed Valley, within the Scottish Borders, the charming Royal Burgh of Peebles is a historic and picturesque town. The town has been recognised as the 'Top Independent Retailing Town in Scotland' with a wealth of independent shops, but also benefits from a handful of high-street supermarkets, including a Tesco superstore, banks, and a post office. The town is home to numerous top-quality restaurants, bars, and cafés and is considered a cultural hub, with the distinguished Eastgate Theatre & Arts Centre hosting a wide range of arts events throughout the year. There are also a number of annual festivals held in the town, including the Beltane Festival, the Peebles Jazz Festival, and the renowned Arts Festival. Situated on the banks of the River Tweed, famous for salmon fishing, and set within an area of outstanding beauty, Peebles promises a perfect base from which to enjoy all the countryside has to offer – from scenic riverside and parkland walks to horse riding and cycling. There is also an 18-hole golf course within the town, as well as a leisure centre and a swimming pool. For those with children, Peebles' catchment area encompasses some highly-regarded schooling, from nursery to secondary level. Peebles is also a popular Borders retreat for commuters, located just over 20 miles from Edinburgh city centre and within easy commuting distance from the city bypass, airport, and motorway network.

FLOORPLAN

Garage
Approx. 14.0 sq. metres (150.7 sq. feet)



Ground Floor
Approx. 89.2 sq. metres (960.2 sq. feet)



Total area: approx. 89.2 sq. metres (960.2 sq. feet)

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