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SOLICITORS & ESTATE AGENTS



21 WHITEHAUGH PARK

PEEBLES, SCOTTISH BORDERS EH45 9DB



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WELCOME TO

21 WHITEHAUGH PARK

Enjoying a peaceful cul-de-sac position within the established Whitehaugh Park development in Peebles, this attractive detached bungalow offers comfortable and well-proportioned single-storey accommodation. The two-bedroom home is ideally suited to downsizers, couples, or those seeking an easily manageable property, whilst its neatly kept interiors provide an excellent opportunity for a new owner to introduce their own decorative style. Mature gardens, a private driveway, and an integral single garage further enhance this appealing home.



THE HIGHLIGHTS

- Two-bedroom detached bungalow
- Peaceful cul-de-sac position within established Whitehaugh Park
- Welcoming entrance hall with storage
- Generous living room with a living flame fire
- Spacious dining kitchen
- Separate fitted utility room
- Bright garden-facing conservatory
- Two comfortable double bedrooms
- Fully tiled shower room with vanity storage
- Gas central heating and full double glazing
- Mature, private rear garden with seating areas and a shed
- Private driveway and integral single garage





TAKE A LOOK AROUND

A welcoming entrance hall, equipped with useful storage, leads into a generously proportioned living room. A broad south-facing window draws plentiful natural light into the room, whilst an elegant fireplace creates an inviting focal point around a living flame fire. The dining kitchen is also of a good size, with ample space for a table and chairs alongside a practical arrangement of wood-toned cabinets and workspace. Adjoining the kitchen is a separate utility room with further fitted storage, a sink, laundry provision, and access to the integral garage and the conservatory. Wrapped in garden-facing windows beneath a glazed roof, this bright reception area provides a delightful setting for relaxation and opens directly onto the garden.

The two bedrooms are both comfortable doubles that benefit from built-in storage, whilst the principal suite enjoys a south-facing aspect. Completing the accommodation is a fully tiled shower room comprising a shower enclosure, a WC, and a washbasin set within useful vanity storage. Further storage needs are met by an extensive partially-floored loft space, accessed by a retractable ladder, and gas central heating and double glazing ensure year-round comfort and efficiency.



THE DETAILS

Extras: All fitted floor and window coverings, light fittings and appliances are included in the sale. Integrated appliances include oven, gas hob & extractor. Freestanding appliances include refrigerator, freezer, chest freezer, tumble dryer and washing machine.





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AN EXCELLENT OPPORTUNITY
FOR A NEW OWNER TO
INTRODUCE THEIR OWN
DECORATIVE STYLE





TOUR THE GROUNDS

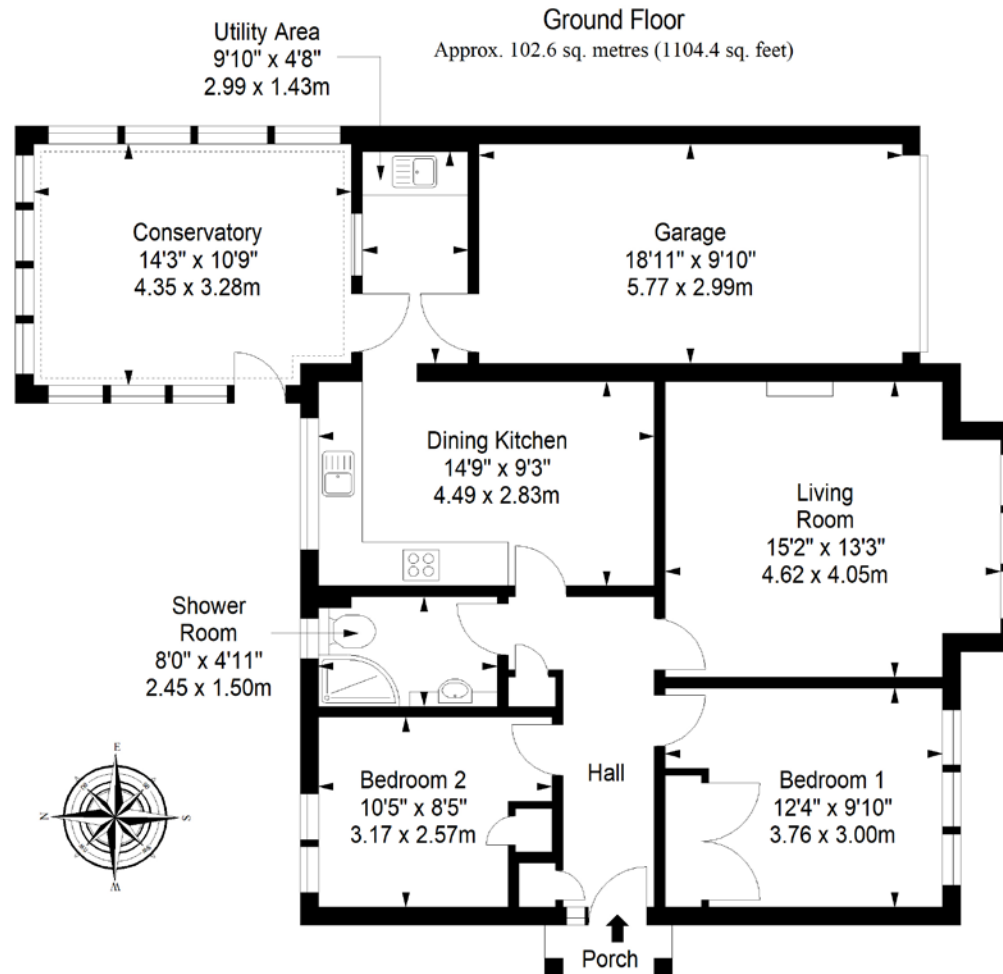
Outside, mature front and rear gardens create an attractive setting for the bungalow. The enclosed rear garden offers excellent privacy and incorporates a lawn, established planting, gravelled areas, a sheltered seating terrace, and a timber shed. Finally, a private driveway provides off-street parking and leads to the integral single garage with light and power.

TELL US ABOUT

PEEBLES, SCOTTISH BORDERS

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



Total area: approx. 102.6 sq. metres (1104.4 sq. feet)

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