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45 WHITEHAUGH PARK

PEEBLES, SCOTTISH BORDERS EH45 9DB



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WELCOME TO

45 WHITEHAUGH PARK

Enjoying a peaceful residential setting in the Borders town of Peebles, this attractive three-bedroom detached house offers bright, well-proportioned accommodation with flexibility for daily life. The home includes a choice of reception and dining spaces, an en-suite principal bedroom, a family bathroom and ground-floor WC, complemented by an enclosed rear garden, attached single garage and private driveway. Shops, schools, leisure facilities and scenic countryside are within easy reach, making this a practical base for town and outdoor living.



THE HIGHLIGHTS

- Attractive three-bedroom detached house
- Peaceful residential setting in Peebles
- Spacious front-facing living room
- Dining room opening into the conservatory
- Bright conservatory with garden access
- Fitted kitchen with adjoining breakfast room
- Principal bedroom with en-suite shower room
- Two further versatile bedrooms
- Family bathroom and ground-floor WC
- Gas central heating and double glazing
- Enclosed lawned garden with timber shed
- Private driveway and attached single garage





TAKE A LOOK AROUND

Entered through a useful vestibule, the ground floor opens into a hall with storage. The spacious living room is carpeted and decorated in neutral tones, with a broad front-facing window bringing in natural light. An open doorway connects to a separate dining room, which extends into the conservatory through sliding glazed doors. Framed by leafy garden views, the conservatory provides an additional dining or sitting space with direct access outdoors. The fitted kitchen features white cabinets, generous worktops, and integrated appliances, with an adjoining breakfast room offering further dining space and another garden door. A WC completes the ground floor.

HEAD ON UP

Upstairs, the landing leads to three bedrooms and the family bathroom. The principal bedroom is a generous double with fitted storage and its own tiled shower room. A second double bedroom enjoys open views, while the third room would work equally well as a child's bedroom, nursery or study. The family bathroom is fitted with a bath and handheld shower, WC and pedestal basin. Gas central heating and full double glazing ensure the home is warm and energy efficient.

THE DETAILS

Extras: All fitted floor and window coverings, light fittings and appliances are included in the sale. Integrated appliances include cooker, gas hob and extractor. Freestanding appliances include washing machine and fridge/freezer. Select furniture may be available by separate negotiation.







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PRINCIPAL BEDROOM WITH
EN-SUITE SHOWER ROOM & TWO
FURTHER VERSATILE BEDROOMS





TOUR THE GROUNDS

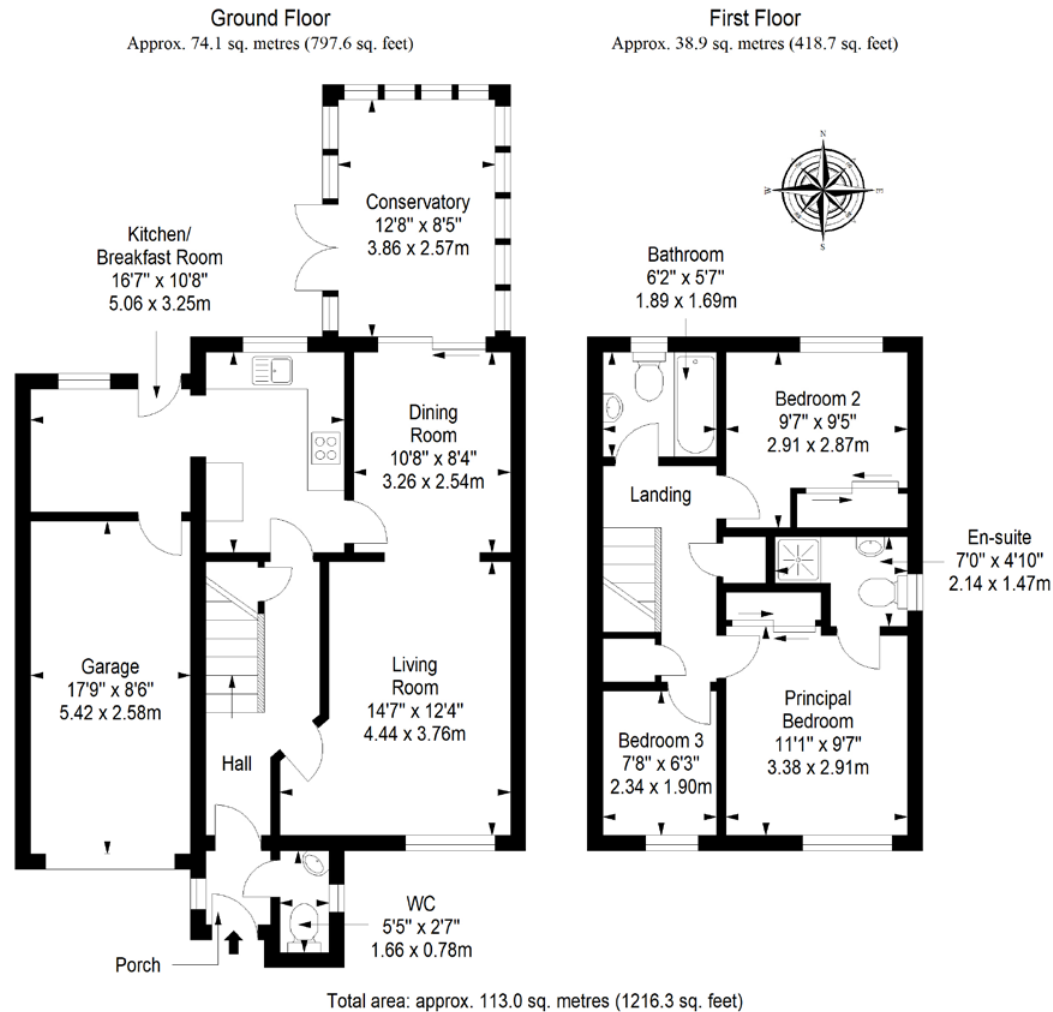
Outside, the enclosed rear garden is laid mainly to lawn and edged by mature trees and shrubs, creating a private backdrop. A paved path, gravel detailing and timber shed add practicality. To the front, a neat lawn accompanies the driveway and garage, providing private parking and useful storage.

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



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