

**Peebles**

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**Offers Over £350,000**

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**71 Whitehaugh Park, Peebles, EH45 9DB**



Situated within an established residential area of Peebles, this detached three-bedroom home, built circa 1999, enjoys a peaceful position within a quiet cul-de-sac setting. The property offers well-proportioned accommodation and benefits from an integral single garage.

Externally, the rear garden features a combination of patio and lawn, providing an ideal space for outdoor dining and relaxation, while a timber summerhouse adds further versatility for leisure or home working use. Excellent local amenities are all within easy reach, and there is a regular town service bus stop nearby. This attractive home is well suited to families and those seeking a tranquil yet convenient location within the town.

## Accommodation

### GROUND FLOOR

- \* Hallway
- \* Open plan living/dining room
- \* Conservatory
- \* Breakfasting kitchen with integrated appliances
- \* Cloakroom

### FIRST FLOOR

- \* Upper landing
- \* Master bedroom with fitted wardrobes and an en-suite shower room
- \* Two further bedrooms
- \* Family bathroom

### ADDITIONAL INFORMATION

- \* Gas central heating
- \* Double glazing
- \* Private garden grounds to the front
- \* Secluded rear garden with patio, lawn and well-stocked flowerbeds and fruit trees
- \* Summer house
- \* Garage with up and over door
- \* Mono-block driveway

## 71 Whitehaugh Park, Peebles, EH45 9DB

Approximate Gross Internal Area = 117.8 sq m / 1268 sq ft  
(Including Garage)

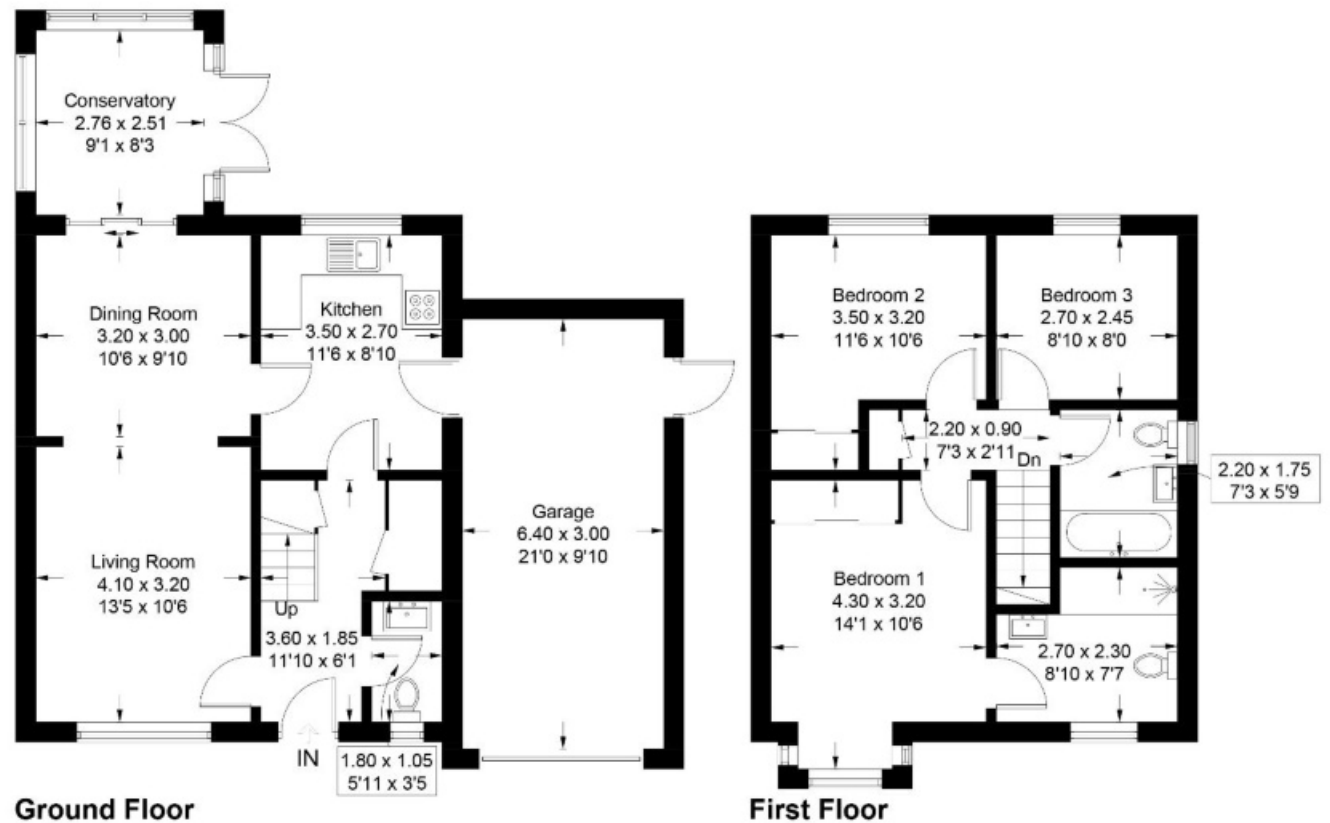


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1298865)

### Situation

The market town of Peebles sits amidst beautiful scenery in the heart of the Borders countryside. It is an idyllic and highly accessible location within easy commuting distance of Edinburgh and the other Border towns. Peebles offers an excellent choice of shops, supermarkets, restaurants and bars together with highly regarded schooling from nursery through to secondary years. There are a wide range of recreational facilities including the Gytes Leisure Centre, public swimming pool and Eastgate Theatre. Outdoor pursuits are on offer in abundance such as hill and riverside walks, fishing in the River Tweed, golf and mountain biking at the world renowned Glentress Forest.

### Fixtures and Fittings

All fitted floor coverings, blinds, curtains and integrated appliances are included. No warranty will be provided in respect of the white goods.

### Services

Mains drainage, gas, water and electricity

### EPC

Band C

### Council Tax

Band F

### Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

**Peebles**

**Call 01721 723999**

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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.