



34 Dukehaugh

Peebles, Scottish Borders, EH45 9DN

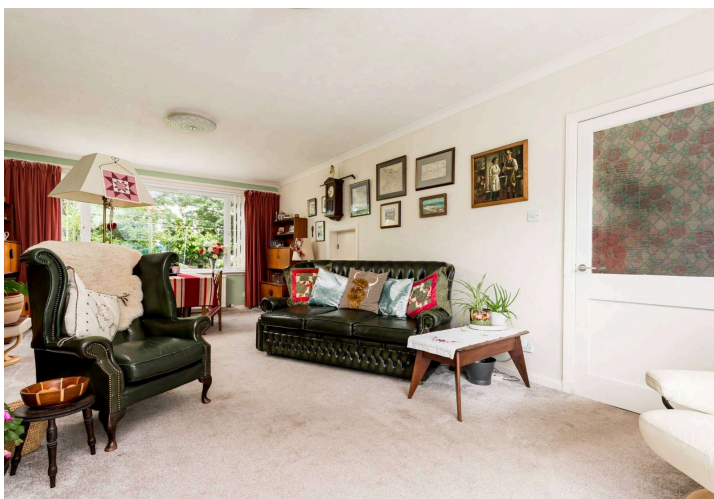


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Spacious bungalow in a peaceful setting, close to Peebles town centre

- Double-aspect sitting/dining room
- Well-appointed kitchen
- 2 double bedrooms with wardrobes
- Flexible home office
- Modern wet room
- Private driveway & garage
- Gas central heating & double glazing
- Ideal for downsizers or those seeking single level living



Offers Over :
£350,000



 Freehold

Further information can be found in the home report.

🏠 About the Property

Situated in one of Peebles' desirable residential areas, the property is a bright and well-proportioned end-terraced linked bungalow offering flexible accommodation to suit a range of buyers.

Conveniently located within easy reach of the town centre and local amenities, the property benefits from mature gardens, an integrated garage, and a thoughtfully designed layout.

The accommodation is bright and generous, and benefits from gas central heating and double glazing.

This is an ideal choice for those seeking comfortable single level living in a peaceful setting.

⊕ Extras

To include all fitted flooring, curtains & curtain poles, blinds, hob, oven, dishwasher, washing machine, fridge & freezer. The ornamental cow in the front garden is not included.





📍 Location

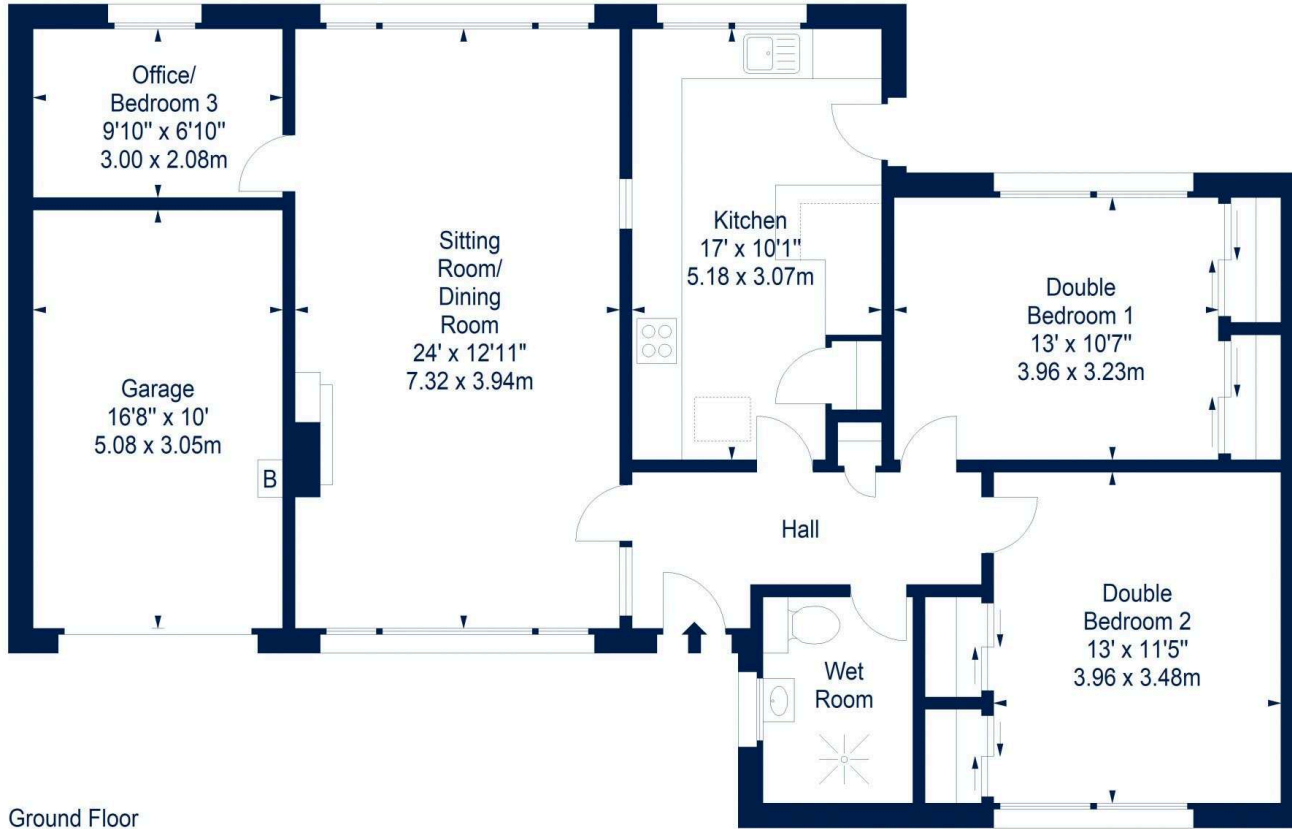
The Royal Burgh of Peebles is renowned for its picturesque setting on the River Tweed. The historic market town has retained an unspoilt ambience, and has become something of a destination for shopping, arts and culture. The town centre boasts independent shops and businesses, supplemented with high-street stores and supermarkets. Everyday essentials include banks, pharmacies and a post office, plus a choice of restaurants, bars and cafés. The area is particularly popular with families and outdoor enthusiasts, with superb walking, cycling and leisure opportunities throughout the Tweed Valley, alongside well-regarded schooling and excellent local facilities. Peebles also benefits from strong transport links, with convenient access to Edinburgh and the wider Borders region.





Floor Plan

34 Dukehaugh, Peebles, Scottish Borders, EH45 9DN



Ground Floor



House - Approx. Gross Internal Area - 1056 Sq Ft - 98.10 Sq M
Garage - Approx. Gross Internal Area - 168 Sq Ft - 15.61 Sq M

For identification only. Not to scale. © SquareFoot 2026





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