



15 Whitehaugh Avenue, Peebles, Peeblesshire, EH45 9AF  
Offers Over £250,000





A spacious four-bedroom end-terrace family home occupying a commanding corner position within a well-established residential area in the picturesque Borders town of Peebles.



#### DESCRIPTION:

Built in around 1960, the property offers generously proportioned accommodation spanning an impressive 1473 square feet across two floors and benefits from a fabulous extension enhancing the property with a large open plan space, perfect for modern family living. Just a short walk from the vibrant high street with an array of excellent amenities, and schooling at both levels nearby, this property would appeal to a wide range of buyers and early viewing comes highly recommended.

Well-presented throughout with a warm inviting decor, the internal accommodation comprises: Welcoming entrance hallway featuring a staircase leading to the upper floor, accompanied by a highly practical and generously proportioned fitted storage area. Situated to the side, forming part of the extension is a fantastic living area bathed in natural light, courtesy of dual aspect windows and French doors. This expansive room boasts of a wood burning stove set upon a tiled hearth and backdrop, creating a truly inviting, and warming focal point. Elevated from the living area, the split-level design introduces a dedicated dining space, perfect for family meals and hosting gatherings with friends. The kitchen is equipped with an array of wall and base units complemented by contrasting worktops. This well-appointed space offers dedicated areas for a cooker, washing machine, dishwasher, and undercounter fridge and freezer. A convenient door at the rear of the kitchen provides direct access to the private garden, and a further storage space can be utilised via an understairs cupboard. Elsewhere on the ground floor is a double bedroom, a flexible room currently serving as a music room, with the potential to be seamlessly repurposed as an additional reception area if required. Up on the first floor, you'll find a hallway landing featuring a practical airing cupboard and a ceiling hatch leading to the loft space. Boasting dual aspect windows, the principal bedroom, also forming part of the extension, exudes spaciousness and comfort including generous fitted wardrobes, and a private ensuite bathroom, complete with a WC, wash hand basin, and a panelled bath complemented by an overhead mains shower. There are two further comfortable double bedrooms, each with the convenience of fitted wardrobes. Additionally, there is a dedicated home office space, ideal for those who work from the comfort of their own home. The accommodation is completed by the family bathroom which incorporates a WC, wash hand basin, and a panelled bath with overhead shower.

#### OUTSIDE:

Externally, the property boasts private garden grounds to the front, side, and rear areas. The front and side gardens feature areas laid to both lawn and decorative chips bordered by well-established hedging. At the rear, a generous paved patio offers an inviting space for enjoying alfresco dining during the warm summer months. Conveniently, unrestricted parking is readily accessible on the surrounding streets, adding to the practicality and ease of daily living..

#### LOCATION:

The Royal Burgh of Peebles is a thriving market town and the third largest town in the Borders with a population of around 9,000. Peebles is an ideal location for those looking to enjoy the country lifestyle taking full advantage of the fishing, hillwalking, mountain biking, horse riding and golf facilities that the area has to offer. There is a swimming pool, and the Gytes Leisure Centre offers a wide variety of leisure activities to suit adults and children. Glentress Forest and its popular mountain biking routes are approximately four miles east of Peebles offering excellent biking facilities. For those who enjoy the creative arts, the Eastgate Theatre & Arts Centre showcases local and international musical and artistic talent throughout the year and there are a number of popular festivals throughout the year to include the week-long Beltane Festival which is steeped in the history of Peebles and follows a traditional format, an Arts Festival, Agricultural Festival, Rugby Sevens and TweedLove Bike Festival, to name just a few. The High Street of Peebles has a wide selection of independent retailers and highly regarded restaurants as well as a number of high street favourites. The town also has a health centre, dentists, vets, banks, and supermarkets as well as primary and secondary schools. Peebles is ideally situated within commuting distance of Edinburgh which can be reached by private or public transport. There is a frequent bus service running to and from Edinburgh as well as services for Biggar, Galashiels, and nearby local towns. The A703 gives easy access to the Edinburgh City Bypass for onward travel to many destinations and Edinburgh Airport for UK or overseas travel.





#### SERVICES:

Mains water and drainage. Mains electricity. Mains gas fired central heating. UPVC Double glazed windows. Telephone with broadband connection.

#### ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, and blinds throughout the property will be included in the sale.

#### COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category B, with an annual charge of £1,445.42 payable for the year 2023/2024. The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

#### EPC RATING:

The Energy Efficiency Rating for this property is C (74) with potential B (84).

#### VIEWING ARRANGEMENTS:

Viewings of this property are strictly by appointment. For more information or to arrange an appointment, please contact JBM Estate Agents on 01721 540170.

#### CLOSING DATE:

A closing date may be fixed, however, there is no requirement for the seller to fix a closing date when more than one interest is noted. JBM Estate Agents is entitled to accept their client's instructions to accept an incoming offer without having a closing date and without giving other parties who may have noted interest an opportunity to offer. Prospective purchasers who have notified their interest through their lawyers to JBM Estate Agents, in writing, will be advised of a closing date if set, unless the property has been sold previously.



#### IMPORTANT NOTE:

Formal offers should be submitted to the Selling Agents in Scottish legal form: JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. Telephone: 01721 540170, Fax 01721 520104. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase. Viewers should be advised that even after an acceptable written offer has been received, in the event of any unreasonable delay by the purchaser in concluding missives, the Selling Agents reserve the right to resume viewings.

#### ANTI-MONEY LAUNDERING REGULATIONS:

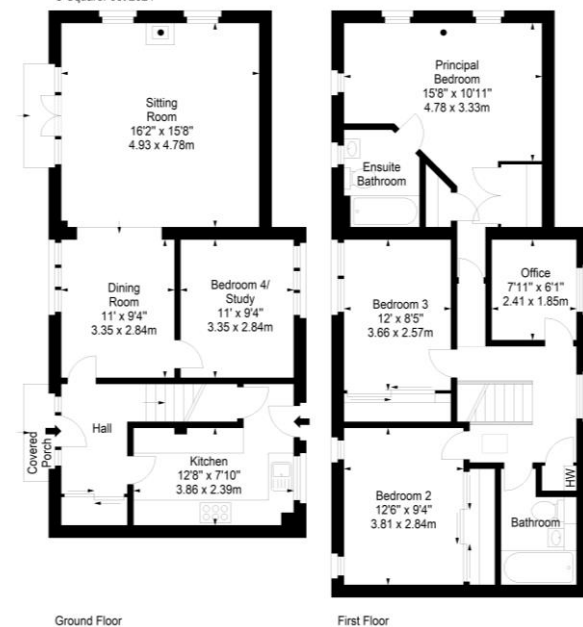
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified photographic evidence of the buyer's identity and separate certified evidence of the buyer's residential address before any acceptance of the offer can be confirmed. Alternatively, if certified documentation is not available, the buyer must attend at our office with their original documents. Please note, until satisfactory documents have been provided and our checks have been fully completed, we are unable to mark the property as "under offer".

Particulars prepared January 2024.

Whitehaugh Avenue,  
Peebles,  
Scottish Borders, EH45 9AF



Approx. Gross Internal Area  
1473 Sq Ft - 136.84 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



**Please note:** A. As these particulars have been prepared solely for the guidance of prospective purchasers, they can never constitute part of any offer or contract. B. Any measurements are taken at the widest point in each room where practical by way of mechanical or electronic devices, and no warranty is given as to the accuracy of any such measurements. C. Whilst every reasonable effort has been made to verify any statement description or other comment within these particulars, any purchasers must make their own enquiries and satisfy themselves. D. The seller will not be bound to accept the highest or indeed any other offer for the property at a closing date. E. The receipt or intimation of a note of interest by any third party will not oblige the vendor to fix a closing date. The decision to fix a closing date, or whether to accept any offer at a closing date or otherwise, remains in the sole discretion of the vendor.



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