



3 Whitehaugh Avenue, Peebles, Peeblesshire, EH45 9AF
Offers Over £110,000



Nestled in a well-established residential area on the southern side of the scenic town of Peebles, a generously proportioned two-bedroom first floor flat constructed in the 1960s.



DESCRIPTION:

Now in need of modernisation, this capacious and functional property presents well-proportioned living spaces totalling 729 square feet including ample storage solutions whilst benefiting from an area of private garden to the front, and communal garden area at the rear. Combining practicality with copious potential to create and design an interior of choice, just a short walk away from local amenities, parks, riverside walks, and both primary and secondary schools nearby, this flat would appeal to a wide range of buyers and early viewing comes highly recommended.

Accessed through a shared hallway and stairwell, the internal layout comprises an entrance hallway with two convenient built-in cupboards offering essential storage space for added practicality. The sitting room offers a delightful combination of brightness and comfort boasting a front aspect window providing views over the rolling hills beyond. Adjacent to the sitting room, the kitchen features an assortment of base units with contrasting worktops including a sink unit beneath a window to the side. The layout accommodates for a dining table and chairs, and space and utilities for a washing machine, cooker, and a fridge freezer. Additionally, three spacious fitted cupboards offer excellent added storage space. There are two generously sized double bedrooms, both bright and airy. One bedroom offers a pleasant open view to the front of the property, while the other provides a window overlooking the rear. The accommodation is completed by the bathroom which incorporates a WC, wash hand basin, a bath, and a front facing opaque window allowing in the natural light.

OUTSIDE:

Externally, the property features an area of private garden to the front, and a communal garden area and drying space at the rear, laid with a well-maintained lawn and bordered by timber fencing. Additionally, access to a variety of nearby parks, riverside walks, and recreational amenities are available on the doorstep. Conveniently, unrestricted parking is readily available on the surrounding streets.

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 4 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 central heating. UPVC double glazed windows. Telephone and broadband connections available.

ITEMS TO BE INCLUDED:

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

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category A, with an annual charge of £1,238.93 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 (72) with potential C (76).

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.

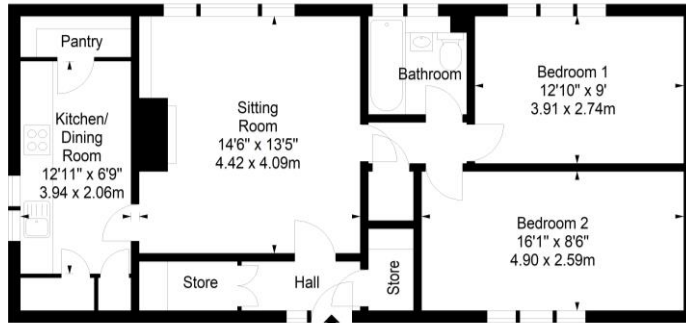
JBM Estate Agents is entitled to accept their client's instructions to accept an incoming offer without having a closing date and without giving other parties who may have noted interest an opportunity to offer.

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.

Whitehaugh Avenue,
Peebles,
Scottish Borders, EH45 9DB



Approx. Gross Internal Area
729 Sq Ft - 67.72 Sq M
For identification only. Not to scale.
© SquareFoot 2023



First Floor

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." You should also be aware that we are required by law to report to government authorities any evidence or suspicion regarding money laundering and that we are explicitly prohibited from notifying you of the fact that any such report has been made.

Particulars prepared January 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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