



FLOOR PLAN



These particulars were prepared on the basis on our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact, in particular (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue your interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest offer or indeed any offer for the above subjects or any part thereof.

**REDUCED IN PRICE.
£20,000 UNDER HOME REPORT VALUATION.**



65 WHITEHAUGH PARK, PEEBLES

An attractive detached bungalow situated on a corner plot within a desirable residential area on the edge of town. The property offers bright, versatile accommodation and is presented in immaculate decorative order throughout.

All local amenities are conveniently located within easy walking distance and a town service bus operates regularly.

Early viewing comes highly recommended.

**HALL ♦ SITTINGROOM ♦ STUDY ♦ DINING KITCHEN
UTILITY AREA ♦ BEDROOM ♦ BATHROOM ♦ CONSERVATORY**

Gas central heating. Double glazing. Garage. Garden.

OFFERS IN THE REGION OF £175,000

Property Department, 15 Eastgate, Peebles EH45 8AD
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SITUATION and GENERAL DESCRIPTION

Peebles is a thriving market town situated on the famous River Tweed in the beautiful countryside of the Scottish Borders. It offers excellent primary and secondary education, good shopping facilities and an abundance of recreational pursuits such as walking, fishing and golf. It is also within easy commuting distance of Edinburgh, being only 23 miles away and less than 30 minutes drive to the city by-pass. The other Border towns are also within easy reach.

ACCOMMODATION

Entrance is through an outer wood and glass panelled door with covered porch into the **HALL**. Cupboard housing the water tank. Further cupboard containing the electrics with coathooks and storage. Hatch to the roofspace. Smoke alarm. Central heating thermostat. Cornice. Radiator.

SITTINGROOM (15'2" x 13'4")



Spacious room with windows facing the side. Television point. Telephone point. Cornice. Radiator.

DINING KITCHEN (15'5" x 9'4")

Good range of modern wall and standing units in cream with contrasting work surfaces. Single stainless steel sink with drainer and mixer tap. Tiled splashbacks. 4-burner gas hob with electric oven below and integral extractor hood above. Space for an under counter fridge and freezer. Windows facing the side. Ample space for family and formal dining. Vinyl flooring. Expelair Radiator.

Leading from the Kitchen into the

UTILITY AREA (9'3" x 5')

Standing unit in cream with contrasting work surface. Single stainless steel sink with drainer and mixer tap. Tiled splashbacks. Plumbed for washing machine. Window overlooking the garden and wood and glass panelled door for access. Vinyl flooring. Radiator.

Dining kitchen



Utility area



BEDROOM 1 (12'3" x 9'10") widest



Bright room with windows facing the side. Fitted wardrobes with glass sliding doors providing rail and shelf storage. Television point. Radiator.

STUDY (10'2" x 8'4") widest



Recessed cupboard providing rail and shelf storage. Glazed door giving access into the Conservatory. Radiator.

BATHROOM (8'1" x 4'11")

Suite in white comprising pedestal wash hand basin, wc and bath with an overhead shower attachment. Fully tiled. Window facing the side. Shaver light. Vinyl flooring. Radiator.

CONSERVATORY (21'8" x 11'5")

Overlooking the garden, with windows on three sides and blinds. Low level wall with display ledge. Two glazed doors for access. Two sets of wall lights. Tiled flooring.

GARDEN

Sitting on a corner plot this property has garden ground on three sides. The main garden area is located at the side and is fully enclosed making it safe for both children and pets. Designed for easy maintenance it has been mainly gravelled with some well stocked borders. Two side access gates. Outside water connection. The remainder of the garden ground surrounding the property has been laid to lawn with a paved pathway.

GARAGE

Located at the side of the property a driveway allowing parking for 2 vehicles leads to the single garage with up-and-over door also housing the recently installed combination boiler.

EXTRAS

All fitted carpets, all other fitted floor coverings, curtains, conservatory rug and the chaise longue are included. Any white goods remaining will be included but their condition will not be guaranteed.

COUNCIL TAX

Band E - £1805.92 payable for 2012 / 2013.

Bathroom



Conservatory



HOMEREPORT

A copy of the Home Report can be obtained directly from www.onesurvey.org

VIEWINGS

To arrange an appointment to view, please contact the Selling Agents on 01721721515.

PRICE

Offers over £175,000