

44a Rosetta Road, Peebles, EH45 8HJ



Description

A rare opportunity has arisen to acquire a stylish and elegant traditional double upper flatted villa presented for sale in pristine decorative order. This Victorian property boasts characterful features a plenty combined with quality modern conveniences, a versatile layout with private and communal gardens. Set within a most pleasant residential street a short walk to the bustling town centre which offers an excellent range of local amenities, Peebles Golf Course is close by and the surrounding Scottish Borders countryside provides world-class hill walking and mountain biking trails among many another popular outdoor pursuits.

Features

- Charming, traditional double upper conversion in quiet residential setting
- Walk-in condition having been modernised to a high standard
- Offering stylish and versatile living
- Superb open views to Venlaw Hill
- Ultra-sleek, bespoke kitchen with integrated appliances
- Two spacious double bedrooms, the master located on the second floor level with access to WC
- Useful study/utility space
- Smart bathroom with contemporary 3-piece white suite and shower over bath
- Gas central heating and double glazing
- Private area of garden to the rear

Extras

The light fittings, blinds, curtains, oven, microwave, hob, extractor fan, fridge/freezer, dishwasher and garden shed are included.

EPC Rating: C

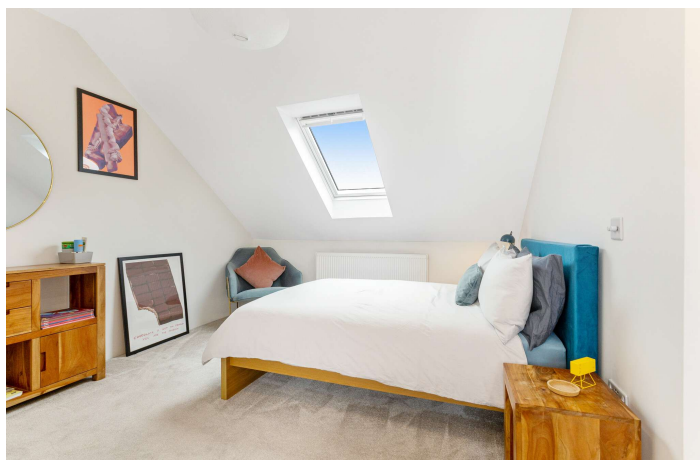


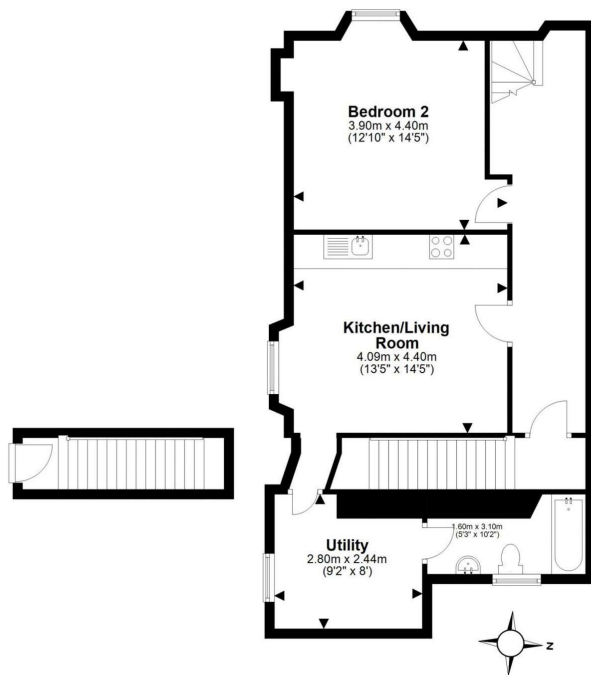
Location

Nestled in the Tweed Valley, the Royal Burgh of Peebles is a historic and picturesque town in the Scottish Borders. It is an idyllic and highly accessible location within easy commuting distance of Edinburgh and the other Border towns. Voted the 'Top Independent Retailing Town in Scotland,' it offers a mix of unique shops, supermarkets, banks, and cafés, alongside top-quality restaurants and bars. A cultural hub, Peebles is home to the Eastgate Theatre & Arts Centre and hosts annual events such as the Beltane Festival, Peebles Jazz Festival, and the Arts Festival. Set on the River Tweed, renowned for salmon fishing, the town provides easy access to outdoor pursuits including walking, cycling, horse riding, and golf. Residents also benefit from a leisure centre, swimming pool, and highly regarded schools. Just over 20 miles from Edinburgh, Peebles combines small-town charm with convenient commuting links to the capital.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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