



17 Rose Park

Peebles, Scottish Borders, EH45 8HP

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This two-bedroom main-door flat forms part of an attractive retirement complex offering manicured communal gardens, residents' parking, and a housing manager who makes regular visits and is available in emergencies throughout most of the week. The development (factored by Hanover Scotland) enjoys a peaceful cul-de-sac setting close to open countryside and within easy walking distance of Peebles' charming town centre, where fantastic shopping and amenities can be found.

Once inside the property, an entrance hall, with good storage including a useful shelved store, flows through to a welcoming reception room. Bathed in natural light from double windows, this bright, comfortably carpeted room promises a flexible footprint for both lounge seating and dining furniture, with handy direct access to the kitchen. The equally bright kitchen comes fitted with a selection of modern wood-toned cabinets offset by a countertop and tasteful splashback tiling. An integrated electric oven and induction hob with a chimney-style hood also feature, along with space for further freestanding goods. An adjoining store with fitted shelving provides extra pantry storage.



Features

- Quiet setting close to central amenities
- Main-door flat in a factored retirement community
- Entrance hall with good storage
- Bright living/dining room with access to:
- Bright modern kitchen with pantry store
- One double bedroom and one single bedroom
- Airy shower room
- Private shed
- Attractive communal garden (plus drying green)
- Plentiful residents' parking
- Electric heating and double glazing
- EPC Rating - D





“Main-door flat in a factored retirement community, bright living/dining room with access to a bright modern kitchen with pantry store”







Also found within the home are two carpeted bedrooms, a good-sized double and a single room. Both bedrooms benefit from a sunny, secluded garden outlook. Finally, an airy shower room includes a WC, a basin fitted into a vanity shelf, further wall-mounted storage, a shower enclosure, and assistance rails. The property is electrically heated and fully double-glazed.

Externally, the beautifully landscaped communal gardens to the front and rear provide a lovely space for outdoor relaxation, featuring sweeping lawns, leafy mature trees, attractive planting, and seating benches. There is also a shared drying green and a private shed. Residents' parking is conveniently located directly outside the property, with path and step access made easy by practical grip rails.

Extras: Included in the sale are all fitted floor and window coverings, light fittings, and integrated appliances.

Area

Nestled in the Tweed Valley within the Scottish Borders, the charming Royal Burgh of Peebles is a historic and picturesque town. The town has been recognised as the 'Top Independent Retailing Town in Scotland' with a wealth of independent shops as well as a handful of high-street supermarkets, including a Tesco superstore, banks, and a post office. The town is home to numerous top-quality restaurants, bars and cafés and is considered a cultural hub, with the distinguished Eastgate Theatre & Arts Centre hosting a wide range of events throughout the year. There are also several annual festivals held in the town, including the Beltane Festival, the Peebles Jazz Festival and the renowned Arts Festival. Situated on the banks of the River Tweed, famous for salmon fishing, and set within an area of outstanding beauty, Peebles promises a perfect base from which to enjoy all the countryside has to offer – from scenic riverside and parkland walks to horse riding and cycling. There is also an 18-hole golf course within the town, as well as a leisure centre and a swimming pool. For those with children, Peebles' catchment area encompasses some highly-regarded schooling, from nursery to secondary level. Peebles is also a popular Scottish Borders retreat for commuters, located just over 20 miles from Edinburgh city centre and within easy commuting distance from the city bypass, airport and motorway network.



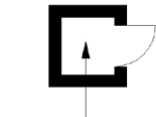


HOUSE 1
STANTON & STANTLEY
1990-2000
PROGRAM 10
DONOR GROUP 1

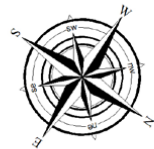
HOUSE 2
STANTON & STANTLEY
1990-2000
PROGRAM 10
DONOR GROUP 2

Floorplan

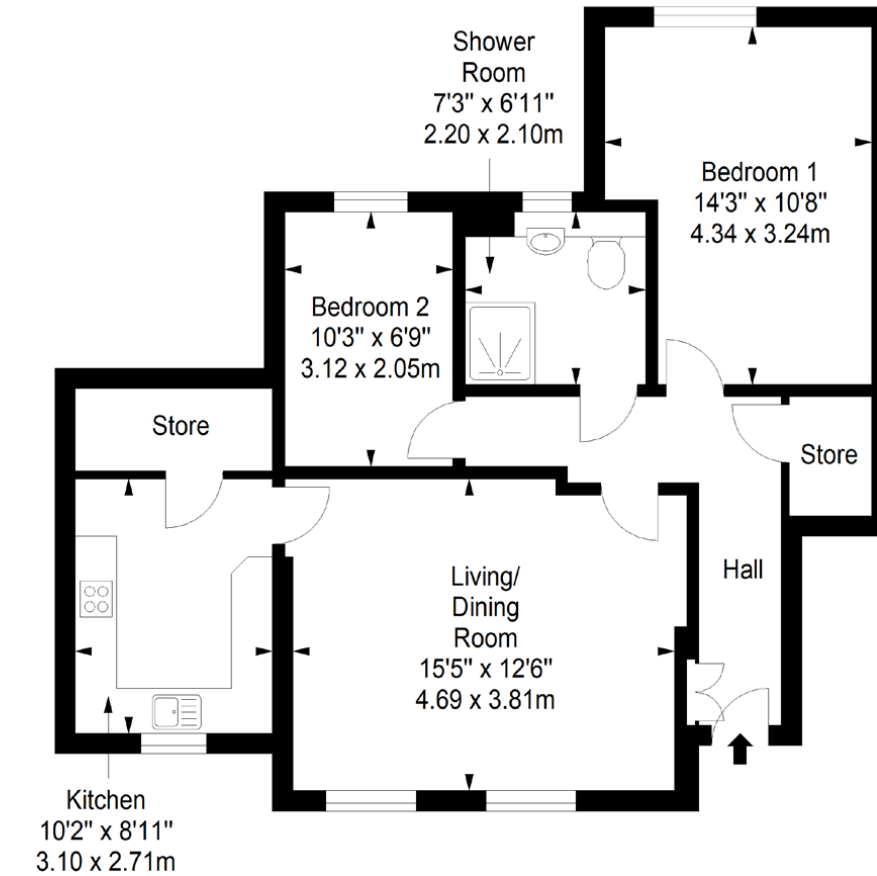
Shed
Approx. 0.4 sq. metres (4.3 sq. feet)



Shed
2'3" x 2'2"
0.69 x 0.67m



Ground Floor
Approx. 63.6 sq. metres (684.6 sq. feet)



Total area: approx. 64.0 sq. metres (688.9 sq. feet)

20-22 Torphichen Street, Edinburgh, EH3 8JB
0131 337 7771
www.clancys-solicitors.co.uk



DISCLAIMER
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.