

Peebles
Call 01721 723999

Offers Over £220,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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42A Rosetta Road, Peebles, EH45 8HJ



Forming the first floor of a detached whinstone villa constructed circa 1886 with own main door entrance, situated within easy reach of the town centre, golf course and all other local amenities. Whilst the property would benefit from a degree of modernisation it offers a pleasing juxtaposition of rooms extending to 92m² or thereby and of further benefit is the enclosed private garden grounds to the rear accessed directly from the ground floor porch.

Accommodation

GROUND FLOOR

- * Own main door entrance
- * Porch with double doors to the rear

FIRST FLOOR

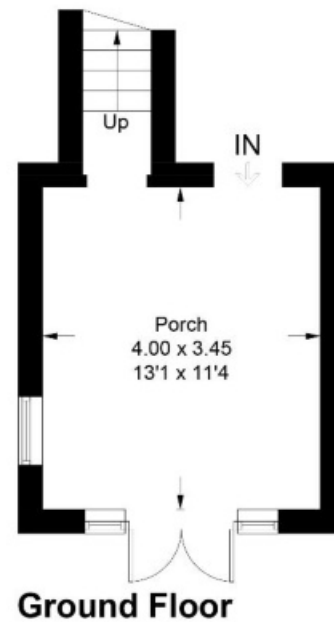
- * Upper landing
- * Living room with bay window
- * Kitchen
- * Master bedroom with fitted cupboards
- * Two further bedrooms
- * Bathroom with over - bath shower

ADDITIONAL INFORMATION

- * Double glazing
- * Gas central heating
- * Fully enclosed private garden grounds
- * External store
- * On-street parking

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Approximate Gross Internal Area = 92.3 sq m / 993 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1033380)

Situation

The market town of Peebles sits amidst beautiful scenery in the heart of the Borders countryside. It is an idyllic and highly accessible location within easy commuting distance of Edinburgh and the other Border towns. Peebles offers an excellent choice of shops, supermarkets, restaurants and bars together with highly regarded schooling from nursery through to secondary years. There are a wide range of recreational facilities including the Gytes Leisure Centre, public swimming pool and Eastgate Theatre. Outdoor pursuits are on offer in abundance such as hill and riverside walks, fishing in the River Tweed, golf and mountain biking at the world renowned Glentress Forest.

Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

Services

Mains gas, electricity, water and drainage.

EPC

Band D

Council Tax

Band B

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Peebles

Call 01721 723999

5 Northgate,
Peebles, EH45 8RX
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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