

**Peebles**  
Call 01721 723999

**Offers Over £195,000**

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**2 Rosetta Place, Peebles, EH45 8EY**





A centrally located, double upper flat with own main door entrance, private garden grounds and a bright and contemporary interior, presented in immaculate decorative order throughout. Set in a popular development on the edge of town, this well-proportioned property is close to highly acclaimed schools and within walking distance to the bustling town centre.

## Accommodation

### GROUND FLOOR

- \* Main door entrance
- \* Entrance vestibule and stairs

### FIRST FLOOR

- \* Hallway
- \* Living room with feature fire place and a study off
- \* Dining kitchen
- \* Bathroom with additional shower cubicle
- \* Spacious double bedroom

### ATTIC FLOOR

- \* Upper landing
- \* Two further bedrooms

### ADDITIONAL INFORMATION

- \* Gas central heating
- \* Double glazing
- \* Private garden with timber shed

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Approximate Gross Internal Area = 114.0 sq m / 1227 sq ft

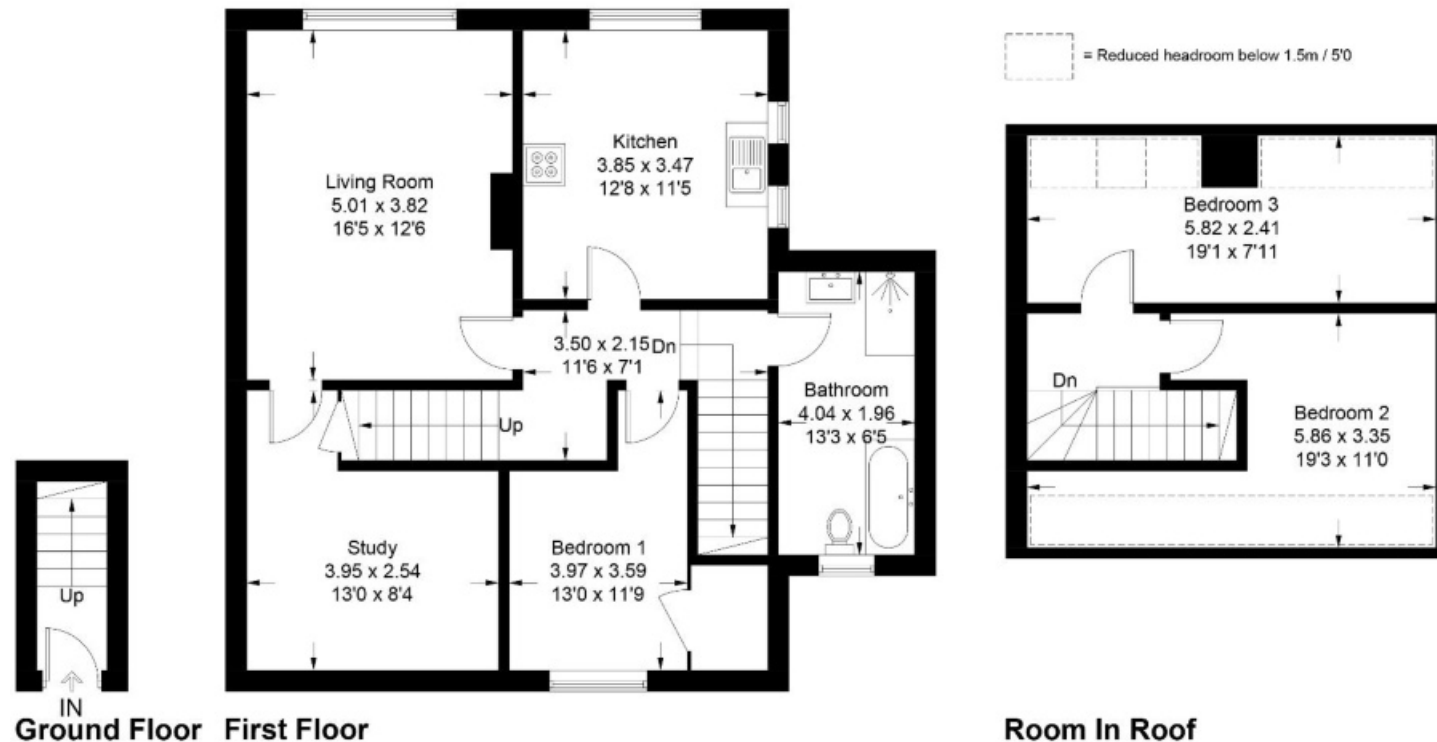


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1107694)

### 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 C

### Council Tax

Band A

### 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  
Phone: 01721 723999  
Fax: 01721 723888  
Email: peebles@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels, Tel 01896 758 311  
Jedburgh, Tel 01835 863 202  
Hawick, Tel 01450 3723 36  
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Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.