

Peebles

Call 01721 723999

Offers Over £180,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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47/4 Rosetta Road, Peebles, EH45 8HH



A stone-built first floor flat forming part of a traditional tenement constructed in 1904. The property is exceptionally well presented and offers spacious living accommodation boasting a wealth of period features including high ceilings, ornate cornice and lots of natural light. Additionally, the property features a large attic with the potential for conversion (STC). Externally the property has an enclosed garden to the rear with a brick built store.

Accommodation

FIRST FLOOR

- * Entrance vestibule
- * Hallway
- * Living room with wood burning stove
- * Kitchen
- * Two spacious double bedrooms
- * Bathroom with over-bath shower

ADDITIONAL INFORMATION

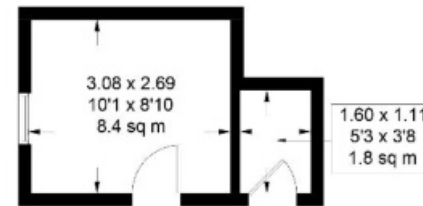
- * Gas central heating
- * Double glazing
- * Private garden ground to the rear
- * External store
- * Shared wash house

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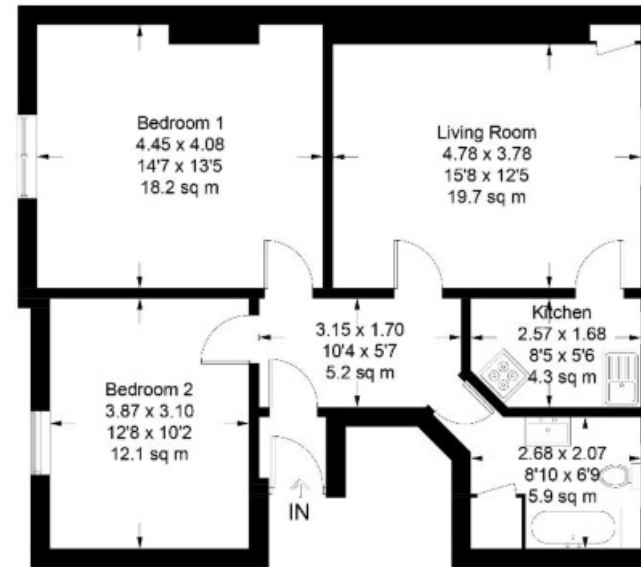
Approximate Gross Internal Area = 69.9 sq m / 752 sq ft

Shed / Storage = 10.4 sq m / 112 sq ft

Total = 80.3 sq m / 864 sq ft



Shed / Storage
(Not Shown In Actual Location / Orientation)



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1123887)

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
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

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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.