



Parkneuk

20 Rosetta Road, Peebles, Scottish Borders EH45 8JU



Blackwood & Smith LLP
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Welcome to Parkneuk

Parkneuk is a traditional semi-detached house in Peebles, offering spacious accommodation including three bedrooms, a living room, a large dining kitchen, and two bathrooms, all boasting inspired interior design, plus gardens and a private, gated driveway.

Extras: All fitted floor coverings, light fittings, integrated kitchen appliances, range cooker, washing machine and tumble dryer, and bedroom 1's wardrobes will be included in the sale.

Features

- Traditional semi-detached house in Peebles
- Stylish, modern interiors
- Entrance hall with built-in storage
- Elegant living room with multi-fuel stove
- Beautifully appointed dining kitchen with large separate utility room
- Principal bedroom with en-suite shower room
- Two further double bedrooms
- Family bathroom with shower-over-bath
- Front and side gardens
- Gated private driveway
- Underfloor heating, a towel radiator and double glazing
- EPC Rating - D





Elegant living room

with multi-fuel stove

Welcoming you into the home and setting the tone for the interiors to follow is an inviting hallway with a built-in under-stair cupboard. On your left, you step into a living room, where tasteful neutral décor is enhanced by a warm wood floor, and a homely multi-fuel stove offers a warm atmosphere and a focal appoint around which furniture can be arranged. A door from here leads through to the kitchen, where a vaulted ceiling, a skylight, and French doors opening onto the garden create a light and airy ambience.





“...tasteful neutral décor is enhanced by a warm wood floor, and a homely multi-fuel stove”

Beautifully appointed dining kitchen



“...the kitchen is supplemented by a large utility room with cabinetry, a ceramic sink, space for laundry appliances, and workshop/storage access.”



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The kitchen is beautifully appointed with sage-green wall and base cabinets, spacious worktops, and splashback tiling, whilst a lovely cream-coloured Rangemaster cooker is neatly housed within the cabinets and underfloor heating keeps the chill away. Integrated appliances comprise a fridge/freezer and a dishwasher, whilst provision is made for a central dining area – perfect for sit-down meals, morning coffee, and socialising while cooking. The kitchen is supplemented by a large utility room (accessed via an internal hall off the living room) with additional cabinetry, a ceramic sink, space for laundry appliances, heated flooring and workshop/storage access. Also connected to the utility room is a further hall with built-in storage, space for coat and shoe storage, and a door to the garden.

Bedrooms





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The home's principal bedroom is on the ground floor, with the remaining two bedrooms on the first floor. The bedrooms are all tastefully and stylishly decorated with their own unique hues and accent wallpaper, and they are all carpeted for optimum comfort underfoot. The principal bedroom further benefits from an en-suite with a deluxe walk-in enclosure with a rainfall shower, a traditionally styled WC-suite, underfloor heating and a heated towel rail.



Family bathroom

with shower-over-bath

Completing the accommodation on offer is a family bathroom comprising an L-shaped bath with an overhead shower and a glazed screen, a WC-suite, wall tiling, and quirky feature wallpaper.

Additionally, underfloor heating, a towel radiator and double glazing ensure year-round comfort and efficiency.



Gardens & Parking



Externally, the home front and side walled gardens, with lawned areas and leafy planting, whilst a private, gated side driveway offers convenient off-street parking.



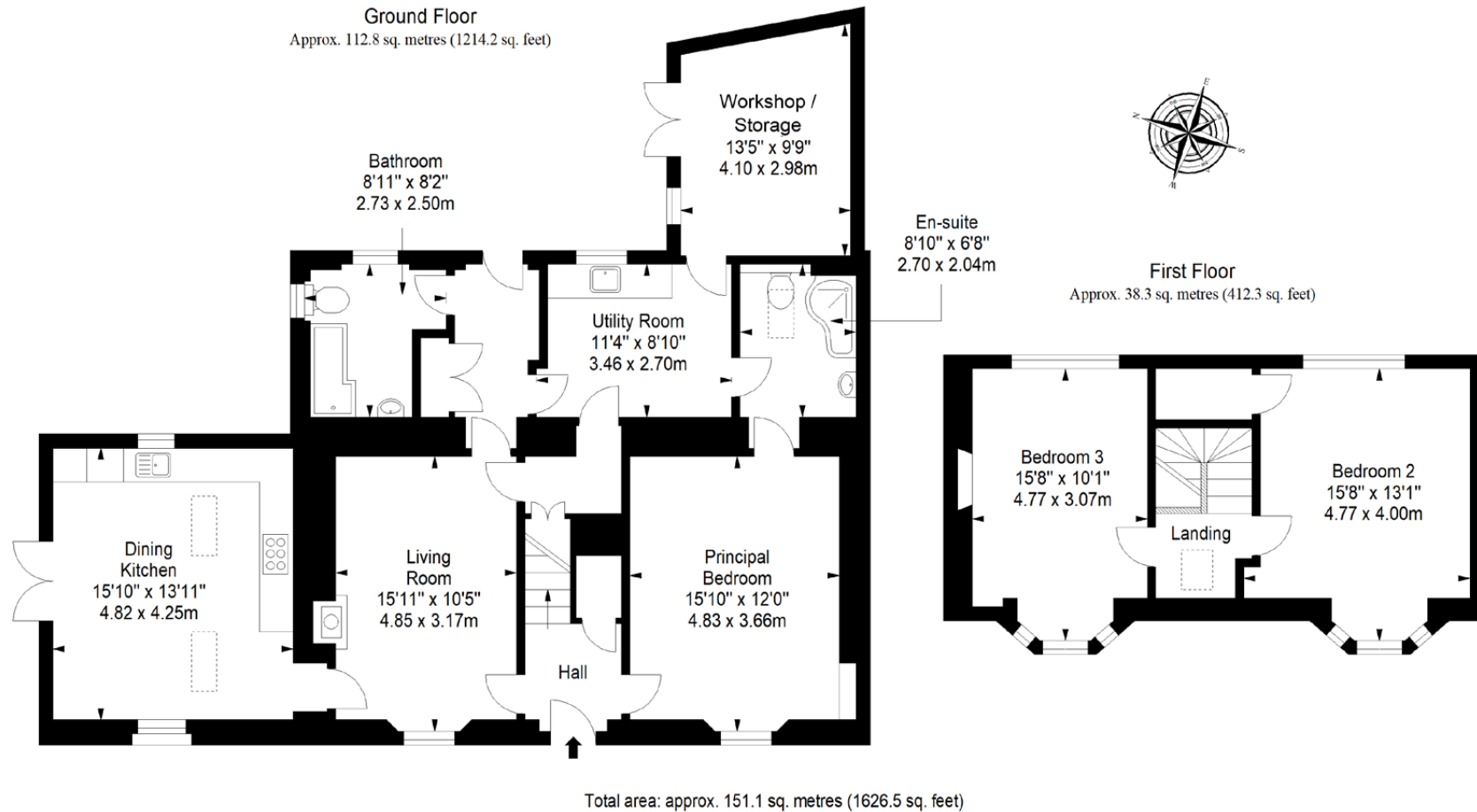


Peebles

Scottish Borders

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.

Floorplan



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