



BLACKWOOD & SMITH LLP
SOLICITORS & ESTATE AGENTS



25 ROSE PARK

ROSETTA ROAD, PEEBLES, SCOTTISH BORDERS EH45 8HP



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WELCOME TO

25 ROSE PARK

This one-bedroom main-door flat is situated within a quiet retirement community in the sought-after town of Peebles. Its attractive cul-de-sac setting lies close to open countryside and conveniently within walking distance of the town centre and its wide-ranging amenities. Residents of Rose Park enjoy access to well-maintained communal gardens and plentiful shared on-site parking. No. 25 is an inviting residence with a tastefully understated decorative finish and a sunny rear aspect offering lovely garden views.

The front door opens into a vestibule that leads into an entrance hall housing multiple storage cupboards. Leading off the hall is a bright and spacious reception room. This welcoming room allows for numerous furniture arrangements, accommodating relaxation and seated dining. It is illuminated by double windows and offers convenient access to the kitchen. The kitchen benefits from a southwest-facing position, filling the room with sunny natural light. It features a collection of modern wood-toned cabinets, spacious countertops, and appliances including an integrated fridge, freezer, electric oven, and ceramic hob, alongside a freestanding washing machine.







A double bedroom and an adjoining modern bathroom can also be accessed from the hall. The light and airy bedroom overlooks the gardens and is fitted with generous integrated storage. The bright, tiled bathroom includes a WC-suite, vanity storage, a towel radiator, and a bath with an overhead shower. The property is electrically heated and fully double-glazed.

Externally, the development is set among manicured gardens offering picturesque country views. These delightful communal areas feature neat lawns, leafy trees, attractive planting, seating benches, and a drying green. Ample unrestricted on-site parking is available outside the property, with practical grip rails facilitating easy access along pathways and steps.

Extras: The sale includes fitted floor and window coverings, light fittings, and integrated/free-standing appliances.

Factor: The factor is managed by Abacus at a cost of approximately £60 per month.

FEATURES

- Quiet setting, close to central amenities
- Main-door flat in a complex for those aged 60 years+
- Entrance vestibule and hall with storage
- Bright living/dining room with access to:
- Sunny modern kitchen
- Garden-facing double bedroom with good storage
- Bathroom with shower-over-bath
- Attractive communal gardens
- Ample shared parking
- Electric heating and double glazing





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GARDEN-FACING
DOUBLE BEDROOM WITH
GOOD STORAGE



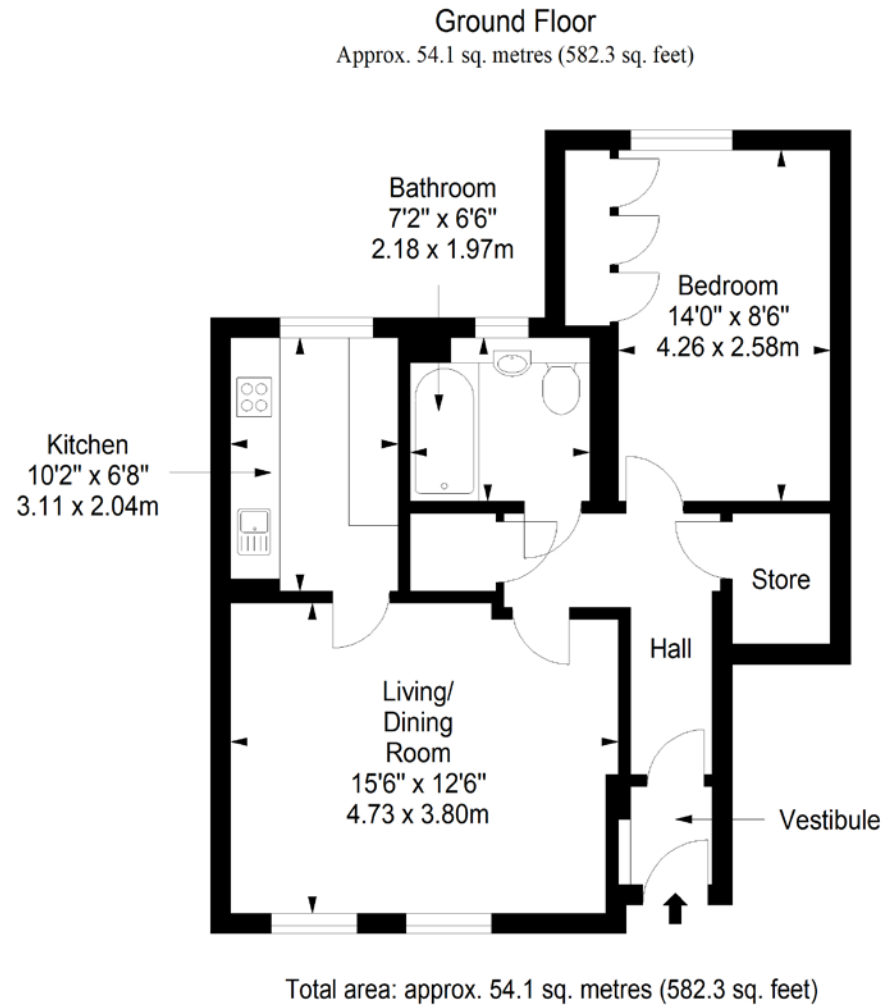


PEEBLES

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, but also benefits from 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 arts events throughout the year. There are also a number of 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 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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