



BLACKWOOD & SMITH LLP
SOLICITORS & ESTATE AGENTS



3 ROSETTA ROAD

PEEBLES, SCOTTISH BORDERS EH45 8JU



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WELCOME TO

3 ROSETTA ROAD

Situated on a leafy street in Peebles, within its conservation area, this traditional detached cottage offers three bedrooms, two reception rooms, a kitchen, and a shower room, plus lovely mature gardens, a detached single garage, and a private driveway. The home would benefit from a degree of modernisation, giving the new owner an exciting blank canvas to put their own stamp on. The property lies within walking distance of the town centre, the River Tweed, and Haylodge Park.

A hallway (with built-in under-stair storage) welcomes you into the home, leading into a living room on the right. Generously proportioned, the living room allows for flexible furniture configurations and is illuminated by a north-facing window capturing morning sun and framing leafy views of the front garden. Continuing along the hall, you reach a kitchen, where classically styled wall and base cabinets are accompanied by spacious worktops, as well as a selection of freestanding and undercounter appliances. The kitchen is adjoined by a boot room/rear porch opening onto the garden and affording access to a dining room – creating the perfect space for sit-down meals and entertaining.







The principal bedroom is situated on the ground floor and occupies a particularly spacious footprint, with the remaining two well-proportioned double bedrooms on the first floor, approached via a landing with storage. A shower room (on the ground floor) completes the accommodation on offer and comprises a corner shower enclosure, a basin, and a WC. The home is kept warm by gas central heating and benefits from double-glazed windows.

Externally, the property is accompanied by a large front garden with neat lawns, leafy shrubbery, and a hedged border, whilst the rear garden is mainly paved and gravelled, also featuring a wealth of established shrubbery. Private parking is provided by a detached single garage and a multi-car driveway.

Extras: All fitted floor coverings, window coverings, light fittings, and kitchen appliances will be included in the sale. The furniture can also be included if desired, and the buyer is happy to discuss the wall paintings once an offer has been agreed.

FEATURES

- Detached cottage in Peebles
- Opportunity for modernisation
- Entrance hall with storage
- East-facing living room
- Bright kitchen with rear porch/boot room and garden access
- Formal dining room
- Three double bedrooms
- Shower room
- Mature front and rear gardens
- Detached single garage and private driveway
- Gas central heating and double glazing







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"...THE REAR GARDEN IS MAINLY
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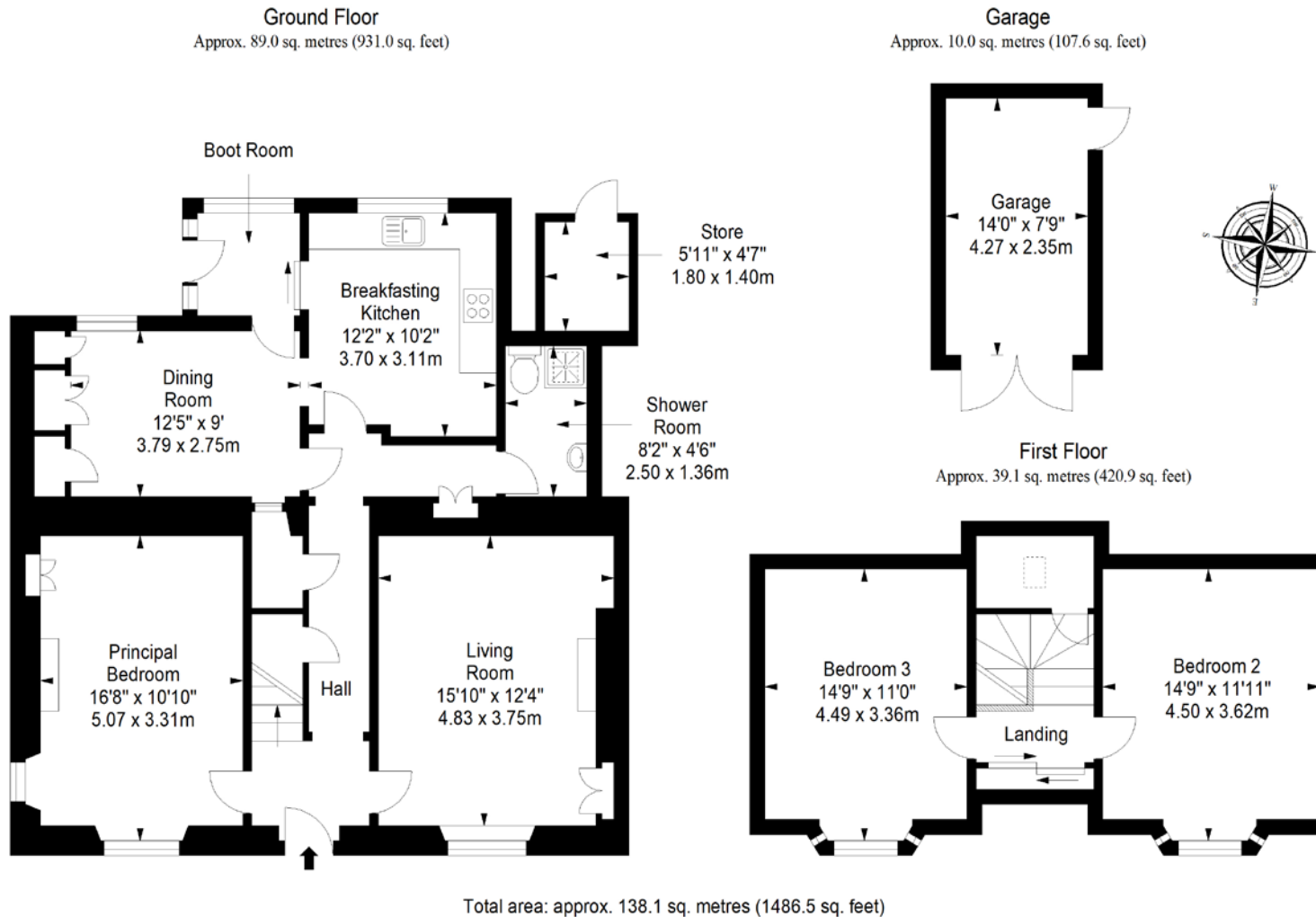


THE AREA

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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