



Daneslair, 86 Rosetta Road Peebles, Peeblesshire, EH45 8HF
Offers Over £380,000



An extremely charming and traditional three-bedroom semi-detached stone-built house, occupying a commanding corner position on a highly sought-after street in the picturesque Borders town of Peebles.



DESCRIPTION:

Named "Daneslair," this attractive solid stone family home offers a rare opportunity to acquire a generously proportioned property with accommodation spanning two floors and covering an impressive 1,470 square feet. Built-in the 1890s, this home is full of original character and charm, seamlessly enhanced by modern upgrades to suit contemporary family living, also boasting the added benefit of private gardens to both the front and rear. With its prime location and the wide array of excellent amenities nearby, early viewing is highly recommended to fully appreciate the setting and accommodation this property has to offer.

Beautifully presented and in excellent decorative order throughout, the internal accommodation begins with an entrance vestibule, leading into a bright and welcoming hallway featuring a staircase to the upper floor incorporating a useful under-stair storage cupboard. The impressive sitting room showcases ornate corning and a charming bay window overlooking the front garden, further enhanced by a timber-surround open gas fire, which adds a touch of warmth and character. Positioned towards the rear with dual-aspect windows, the dining room features an Edinburgh press-style cupboard and a wood-burning stove, making it an ideal space for family gatherings. A versatile room which could easily serve various needs and occasions. The kitchen is equipped with a range of wall and base units with contrasting worktops incorporating a composite sink set below one of two rear-facing windows framing countryside views. Integrated appliances include an electric oven, gas hob, and a cooker hood, with space for a dishwasher. Adjacent to the kitchen, the practical utility room is equipped with matching units and provisions for a washing machine, tumble dryer, and fridge freezer, while a side-facing Velux window and rear-facing French doors provide direct access to the rear garden. On the upper floor, a bright and airy galleried hallway landing includes a hatch providing access to the loft space. The relaxing principal bedroom is a good size and features a front-facing window overlooking Rosetta Road. There are two additional bedrooms, a generous single positioned to the front and a comfortable double situated at the rear, which offers countryside views and includes a fitted wardrobe. Completing the accommodation is the family bathroom, which consists of a WC, wash hand basin, panelled bath with a mains shower over, and an opaque rear window that allows natural light to flow in.

OUTSIDE:

Externally; the property benefits from private gardens to the front, side, and rear. The front garden is primarily laid with decorative chips and is enclosed by original stone walling and mature hedging. A gated pathway at the side of the property leads to the private, enclosed rear garden, which features a lawned area, raised bedding, mature planted borders, and a paved patio. A spacious timber-decked area provides an ideal spot for alfresco dining or relaxing during the summer months. Additionally, the rear garden can be accessed via Kingsland Square at the side of the property, which, subject to the necessary consents and planning, could potentially accommodate a driveway and off-street parking. Two garden sheds offer excellent outdoor storage solutions.

LOCATION:

The Royal Burgh of Peebles is a thriving market town and the third largest town in the Borders with a population of around 9,000. Peebles is an ideal location for those looking to enjoy the country lifestyle taking full advantage of the fishing, hillwalking, mountain biking, horse riding and golf facilities that the area has to offer. There is a swimming pool, and the Gytes Leisure Centre offers a wide variety of leisure activities to suit adults and children. Glentress Forest and its popular mountain biking routes are approximately four miles east of Peebles offering excellent biking facilities. For those who enjoy the creative arts, the Eastgate Theatre & Arts Centre showcases local and international musical and artistic talent throughout the year and there are a number of popular festivals throughout the year to include the week-long Beltane Festival which is steeped in the history of Peebles and follows a traditional format, an Arts Festival, Agricultural Festival, Rugby Sevens and TweedLove Bike Festival, to name just a few. The High Street of Peebles has a wide selection of independent retailers and highly regarded restaurants as well as a number of high street favourites. The town also has a health centre, dentists, vets, banks, and supermarkets as well as primary and secondary schools. Peebles is ideally situated within commuting distance of Edinburgh which can be reached by private or public transport. There is a frequent bus service running to and from Edinburgh as well as services for Biggar, Galashiels, and nearby local towns. The A703 gives easy access to the Edinburgh City Bypass for onward travel to many destinations and Edinburgh Airport for UK or overseas travel.



SERVICES:

Mains water and drainage. Mains electricity. Gas fired central heating. Mixture of single, and double glazed sash and casement windows. Telephone and broadband connection.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, blinds, and integrated kitchen appliances will be included in the sale of the property.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category E, with an annual charge of £2,449.59 payable for the year 2024/2025. The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

EPC RATING:

The Energy Efficiency Rating for this property is D (65) with potential C (80).

VIEWING ARRANGEMENTS:

Viewings of this property are strictly by appointment. For more information or to arrange an appointment, please contact JBM Estate Agents on 01721 540170.

CLOSING DATE:

A closing date may be fixed, however, there is no requirement for the seller to fix a closing date when more than one interest is noted. JBM Estate Agents is entitled to accept their client's instructions to accept an incoming offer without having a closing date and without giving other parties who may have noted interest an opportunity to offer. Prospective purchasers who have notified their interest through their lawyers to JBM Estate Agents, in writing, will be advised of a closing date if set, unless the property has been sold previously.

IMPORTANT NOTE:

Formal offers should be submitted to the Selling Agents in Scottish legal form: JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. Telephone: 01721 540170, Fax 01721 520104. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase. Viewers should be advised that even after an acceptable written offer has been received, in the event of any unreasonable delay by the purchaser in concluding missives, the Selling Agents reserve the right to resume viewings.

ANTI-MONEY LAUNDERING REGULATIONS:

As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified photographic evidence of the buyer's identity and separate certified evidence of the buyer's residential address before any acceptance of the offer can be confirmed. Alternatively, if certified documentation is not available, the buyer must attend at our office with their original documents. Please note, until satisfactory documents have been provided and our checks have been fully completed, we are unable to mark the property as "under offer." You should also be aware that we are required by law to report to government authorities any evidence or suspicion regarding money laundering and that we are explicitly prohibited from notifying you of the fact that any such report has been made.

Particulars prepared September 2024.

Rosetta Road,
Peebles, EH45 8HF



Approx. Gross Internal Area
1470 Sq Ft - 136.56 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Please note: A. As these particulars have been prepared solely for the guidance of prospective purchasers, they can never constitute part of any offer or contract. B. Any measurements are taken at the widest point in each room where practical by way of mechanical or electronic devices, and no warranty is given as to the accuracy of any such measurements. C. Whilst every reasonable effort has been made to verify any statement description or other comment within these particulars, any purchasers must make their own enquiries and satisfy themselves. D. The seller will not be bound to accept the highest or indeed any other offer for the property at a closing date. E. The receipt or intimation of a note of interest by any third party will not oblige the vendor to fix a closing date. The decision to fix a closing date, or whether to accept any offer at a closing date or otherwise, remains in the sole discretion of the vendor.



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SALES

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