



Rosebud Cottage, Rosetta Road, Peebles, Peeblesshire, EH45 8JU
Offers Over £325,000



An extremely attractive three-bedroom traditional stone built semi-detached cottage with generous private gardens pleasantly positioned just a short walk from the high street in the picturesque Borders town of Peebles.



DESCRIPTION:

Dating back to the late 1800s, "Rosebud Cottage" exudes the timeless charm and character you would expect, while thoughtful modern upgrades ensure it serves perfectly to modern family living. Presented in immaculate decorative order throughout, this beautiful cottage showcases stylish, contemporary interiors and offers comfortable accommodation spread across two levels, totalling 996 square feet. Ideally positioned just a short stroll from an excellent array of amenities, with both primary and secondary schools nearby, and easy access to scenic parks and riverside walks, this delightful property has lots to offer. Early viewing is highly recommended.

The inviting internal accommodation features an entrance hallway that allows access to all ground floor rooms, complemented by a spacious under-stair cupboard offering ample storage. Set to the front with a window overlooking Rosetta Road, the relaxing sitting room features a multi fuel burning stove set on a black granite hearth, serving as a real focal point, perfect for cosy seasonal evenings. Located at the rear, the open-plan dining kitchen is fitted with an array of modern wall and base units, complemented by contrasting worktops, and a thoughtfully positioned sink unit placed beneath a window with garden views. Integrated appliances include a fridge-freezer and dishwasher, alongside a modern freestanding gas Rangemaster cooker. Flooded with natural light from a Velux skylight, the dining area provides an ideal setting for family gatherings and entertaining guests. Accessible from the kitchen, the useful utility area provides space and connections for both a washing machine and tumble dryer, whilst an external door leads to the private rear garden. At the front of the cottage is a spacious ground-floor double bedroom, featuring a large window adorned with charming traditional shutters, adding character and warmth, a versatile space that can easily adapt to suit a variety of needs. The ground floor is completed by a modern family bathroom featuring a WC, washbasin, and a P-shaped bath with an overhead shower. The space is enhanced by underfloor heating and includes an opaque rear-facing window allowing in natural light. A turning staircase ascends to the upper floor landing, which is bathed in natural light from a skylight window. This level offers two inviting double bedrooms, both featuring charming front-facing dormer windows enhancing the sense of space and light.

Please note; the property benefits from having fully approved architect plans for a rear extension to create a modern open-plan living space on the ground floor, and a jack and jill ensuite connecting to the two first floor bedrooms. The plans can be viewed on the Scottish Borders Planning portal using reference :- 21/00843/FUL

OUTSIDE:

Externally; the charming front garden is neatly laid to lawn and adorned with a variety of shrubs and flowers, adding to the cottage's curb appeal. A side gate provides access to the expansive, fully enclosed rear garden. Primarily laid to lawn, the rear garden features a generous paved patio—ideal for outdoor dining and entertaining during the summer months. Additionally the garden includes a brick-built external store with power, a timber log store, and a spacious timber garden shed. The garden is beautifully enclosed by stone walls and timber fencing, with mature shrub borders and an array of fruit trees.

LOCATION:

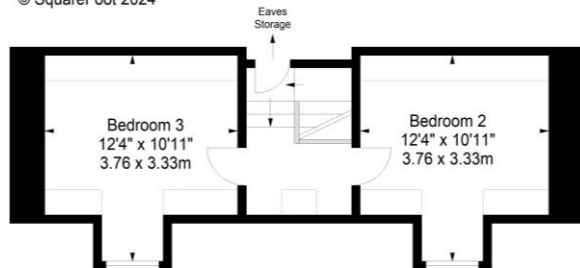
The Royal Burgh of Peebles is a thriving market town and the third largest in the Borders, with a population of around 9,000. It offers an ideal country lifestyle, featuring fishing, hillwalking, mountain biking, horse riding, and golf. The Gytes Leisure Centre provides a variety of activities for all ages, while Glentress Forest, located just 4 miles away, is known for its excellent mountain biking trails. Cultural enthusiasts can enjoy performances at the Eastgate Theatre & Arts Centre and various festivals, including the historic week-long Beltane Festival, Arts Festival, Agricultural Festival, Rugby Sevens. Peebles' High Street boasts an excellent range of independent shops as well as some high street favourites, popular restaurants, a health centre, banks, and schools. The town is conveniently located within commuting distance of Edinburgh, accessible by frequent bus services and the A703, which connects to the Edinburgh City Bypass and the airport for UK and international travel.



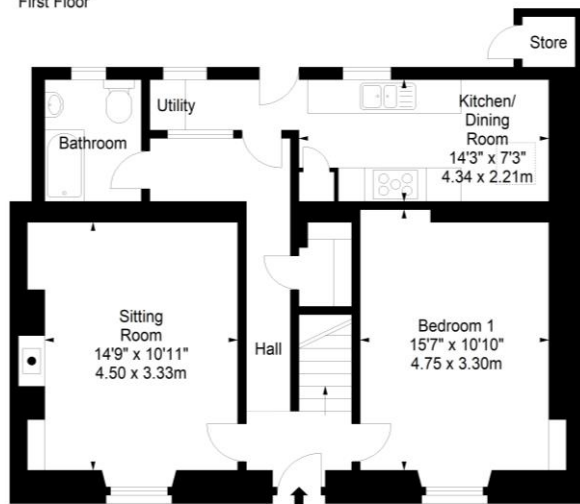
**Rosetta Road,
Peebles,
Scottish Borders, EH45 8JU**



Approx. Gross Internal Area
996 Sq Ft - 92.53 Sq M
(Including Store)
For identification only. Not to scale.
© SquareFoot 2024



First Floor



Ground Floor

SERVICES:

Mains water and drainage. Mains electricity. Mains gas fired central heating. Mixture of UPVC double glazed and single timber framed windows. Telephone and FTTP broadband connection.

ITEMS TO BE INCLUDED:

All fitted floor coverings, light fittings, blinds, and integrated kitchen appliances will be included in the sale of the property. Please note, the iron fire surround will not be included in the sale.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category D, with an annual charge of £1,902.50 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 (56) with potential B (86).

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 October 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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