

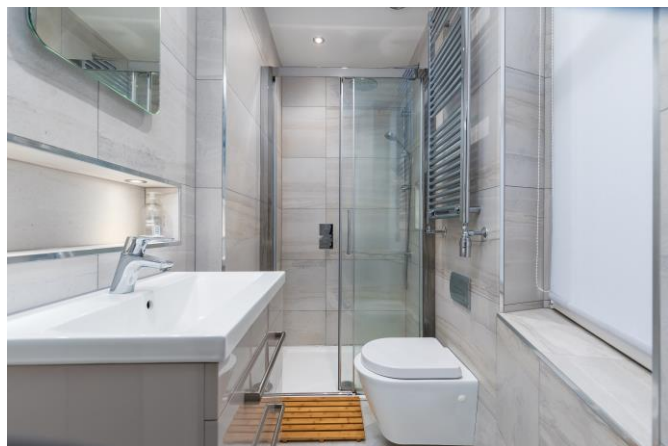


31A Rosetta Road, Peebles, Peeblesshire, EH45 8HH
Offers Over £120,000



Nestled in the Conservation Area of the picturesque Borders town of Peebles, a fabulous one-bedroom main-door first-floor flat enjoying a prime location, just a short stroll from the vibrant High Street.





DESCRIPTION:

Dating back to the late 19th century, this charming property enjoys a desirable corner position within an attractive, traditional stone-built, two-storey terraced building, perfectly blending character with contemporary interiors. Beautifully presented throughout, the flat offers a well-appointed 461 square feet of stylish and comfortable accommodation and benefits from having a lofts space providing functional storage space. perfectly located near a vast array of amenities and presented in true walk-in condition, this flat is ideal for first-time buyers, investors, or those seeking a charming weekend retreat. Early viewing comes highly recommended.

The bright and tastefully decorated interior is accessed at ground level at the side of the property, which leads into an entrance vestibule with a staircase ascending to the first-floor hallway, which features a convenient storage cupboard. The bright and airy open-plan sitting room and kitchen enjoy an abundance of natural light from three windows overlooking the side of the property. The contemporary kitchen features a sleek range of stylish wall and base units, with seamlessly integrating modern appliances, including an electric oven, hob, cooker hood, dishwasher, washing machine, and fridge freezer. The sitting area provides a cosy yet functional space, with room for a small bistro table and chairs, perfect for relaxed dining. Positioned at the front of the flat, the inviting double bedroom enjoys an abundance of natural light from dual aspect windows overlooking the front and side, and offers ample space for freestanding furniture, providing comfort and versatility. Completing the accommodation is a beautifully finished contemporary shower room, featuring high-quality fittings and elegant tiling, complemented by a side-facing window that fills the space with natural light. Access to a convenient loft space is via a hatch within the open-plan living space.

OUTSIDE:

Externally, to the rear of the building, there is a delightful shared garden, enclosed by timber fencing and stone walling. The property benefits from an excellent range of parks, riverside walks, and cycle paths right on its doorstep. Unrestricted parking is available on the surrounding streets.

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 Gytess Leisure Centre provides a variety of activities for all ages, while Glentworth 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.

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.

HOME REPORT:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available. Please contact us to request a copy.

SERVICES:

Mains water and drainage. Mains electricity. Gas-fired central heating. UPVC double-glazed windows. Telephone and FTTP broadband connections available.

CONSERVATION AREA AND LISTED BUILDING:

The property is located within the Peebles Town Conservation area. The property is not listed.

ITEMS TO BE INCLUDED:

All fitted floor coverings, light fittings, blinds, and integrated appliances are to be included in the sale of the property. In addition, other contents may be available to purchase separately by negotiation.

COUNCIL TAX AND LOCAL AUTHORITY:

This property is currently run as a Holiday Let and is therefore not registered for Council Tax.

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.

EPC RATING:

The Energy Efficiency Rating for this property is D (62) with potential C (71).

OFFERS:

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.

IMPORTANT NOTE:

While we believe the information provided to be accurate, it is not guaranteed. All areas, measurements, and distances are approximate. The descriptions, photographs, and floorplans are intended for guidance only and are not necessarily comprehensive. It should not be assumed that the property remains exactly as photographed. Any error, omission, or misstatement shall not annul the sale, entitle any party to compensation, nor provide grounds for legal action. JBM Estate Agents have not tested any services, equipment, or facilities. Prospective purchasers are advised to satisfy themselves by inspection or otherwise and to seek their own professional advice. All descriptions and references to the property's condition are made in good faith. While every effort is made to ensure accuracy, please contact us to confirm any details of particular importance to you, especially if you are planning to travel a considerable distance.

ANTI-MONEY LAUNDERING REGULATIONS:

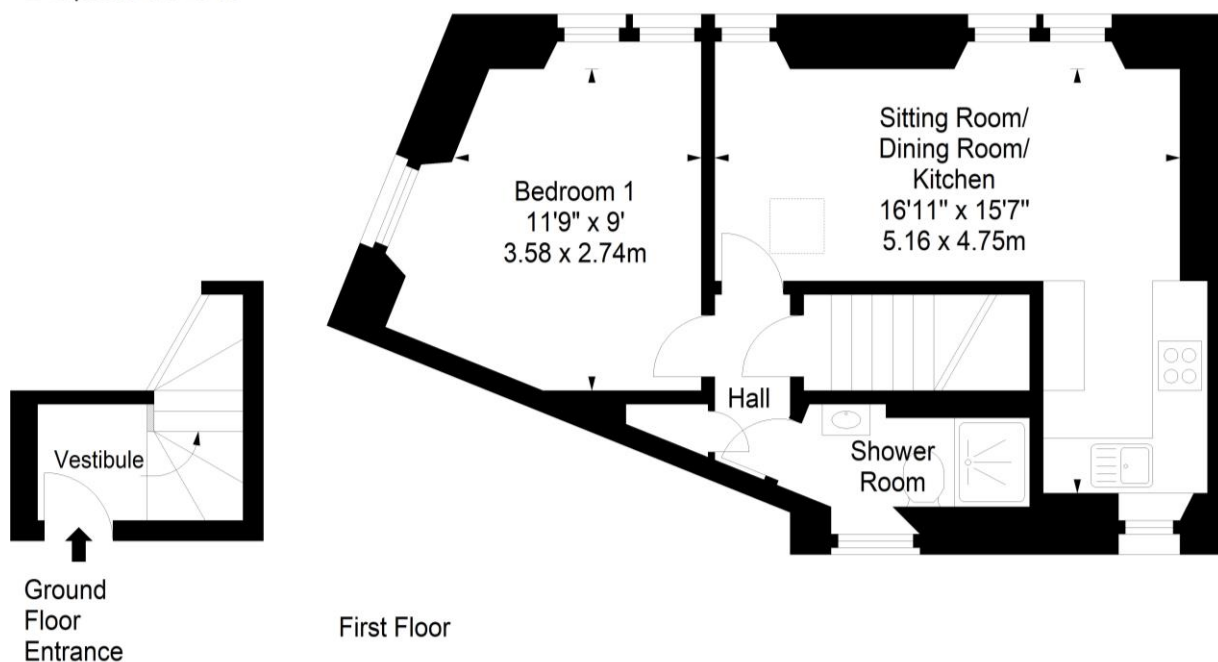
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified 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 February 2025.

Rosetta Road,
Peebles,
Scottish Borders, EH45 8HH



Approx. Gross Internal Area
461 Sq Ft - 42.83 Sq M
For identification only. Not to scale.
© SquareFoot 2016



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	

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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