

Peebles

Call 01721 723999

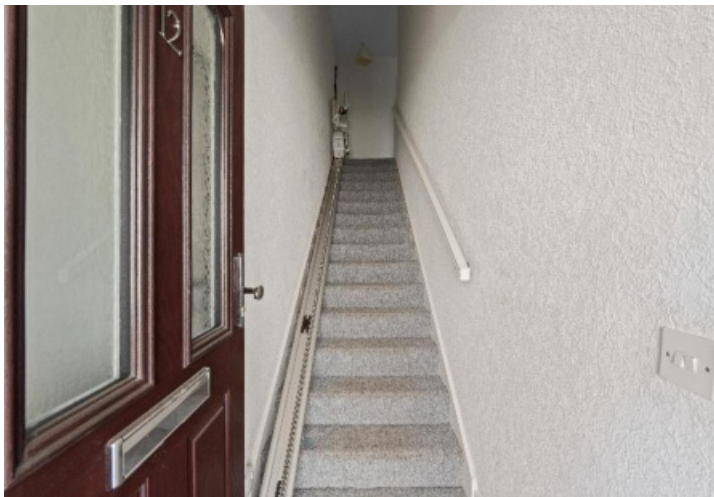
Offers Over £140,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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12 Rose Park, Peebles, EH45 8HP



Situated within the popular Rose Park development in the heart of Peebles, this well-proportioned first-floor retirement flat offers comfortable, low-maintenance living in a peaceful and well-established setting. The property enjoys a bright and spacious layout with generous accommodation throughout, complemented by excellent built-in storage and an abundance of natural light. Conveniently located close to the town centre and local amenities, this appealing home is ideally suited to those seeking independent living within a friendly retirement community.

Accommodation

GROUND FLOOR

- * Own main door entrance with staircase leading to the first-floor accommodation

FIRST FLOOR

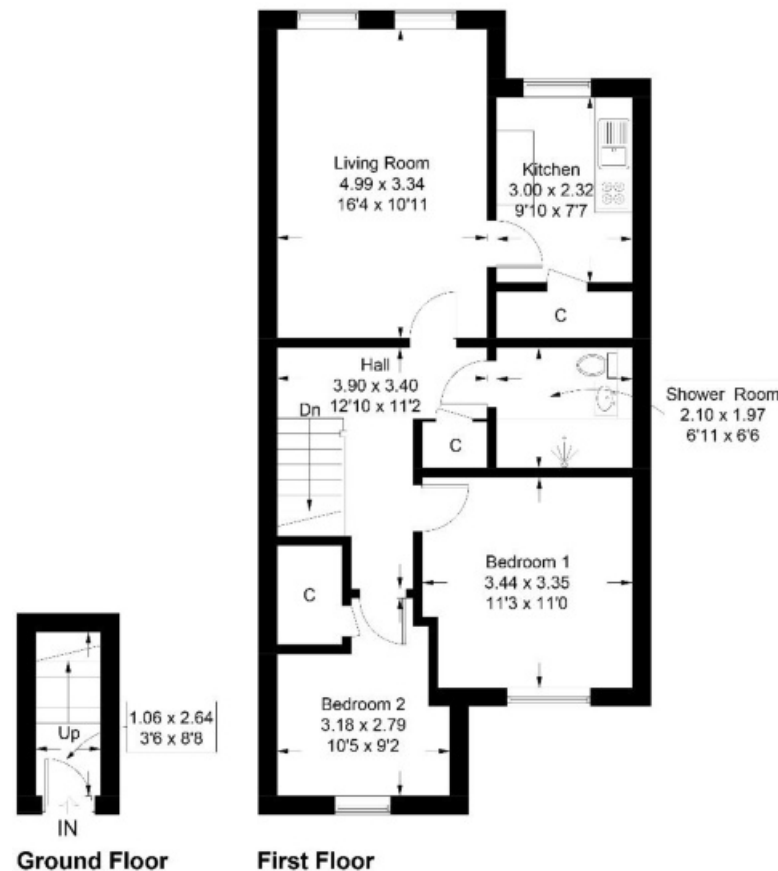
- * Upper landing with excellent storage
- * Bright and spacious living room
- * Kitchen with large walk-in pantry / storage area off
- * Two well-proportioned double bedrooms
- * Shower room

ADDITIONAL INFORMATION

- * Electric heating
- * Secure entry system
- * Electric stair lift
- * Newly installed shower room
- * Beautifully landscaped communal gardens
- * Drying Green
- * Resident's Parking
- * Residents committee - £60 per month (includes buildings insurance)

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Approximate Gross Internal Area = 66.5 sq m / 716 sq ft



(Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1322519))

Situation

The market town of Peebles sits amidst beautiful scenery in the heart of the Borders countryside. It is an idyllic and highly accessible location within easy commuting distance of Edinburgh and the other Border towns. Peebles offers an excellent choice of shops, supermarkets, restaurants and bars together with highly regarded schooling from nursery through to secondary years. There are a wide range of recreational facilities including the Gytes Leisure Centre, public swimming pool and Eastgate Theatre. Outdoor pursuits are on offer in abundance such as hill and riverside walks, fishing in the River Tweed, golf and mountain biking at the world renowned Glentress Forest.

Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

Services

Mains water, drainage and electricity.

EPC

Band C

Council Tax

Band C

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?
Peebles
Call 01721 723999

5 Northgate,
Peebles, EH45 8RX
Phone: 01721 723999
Fax: 01721 723888
Email: peebles@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

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Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.