



**BLACKWOOD & SMITH LLP**  
SOLICITORS & ESTATE AGENTS



# ROSEMOUNT

INNERLEITHEN ROAD, PEEBLES, SCOTTISH BORDERS EH45 8BE



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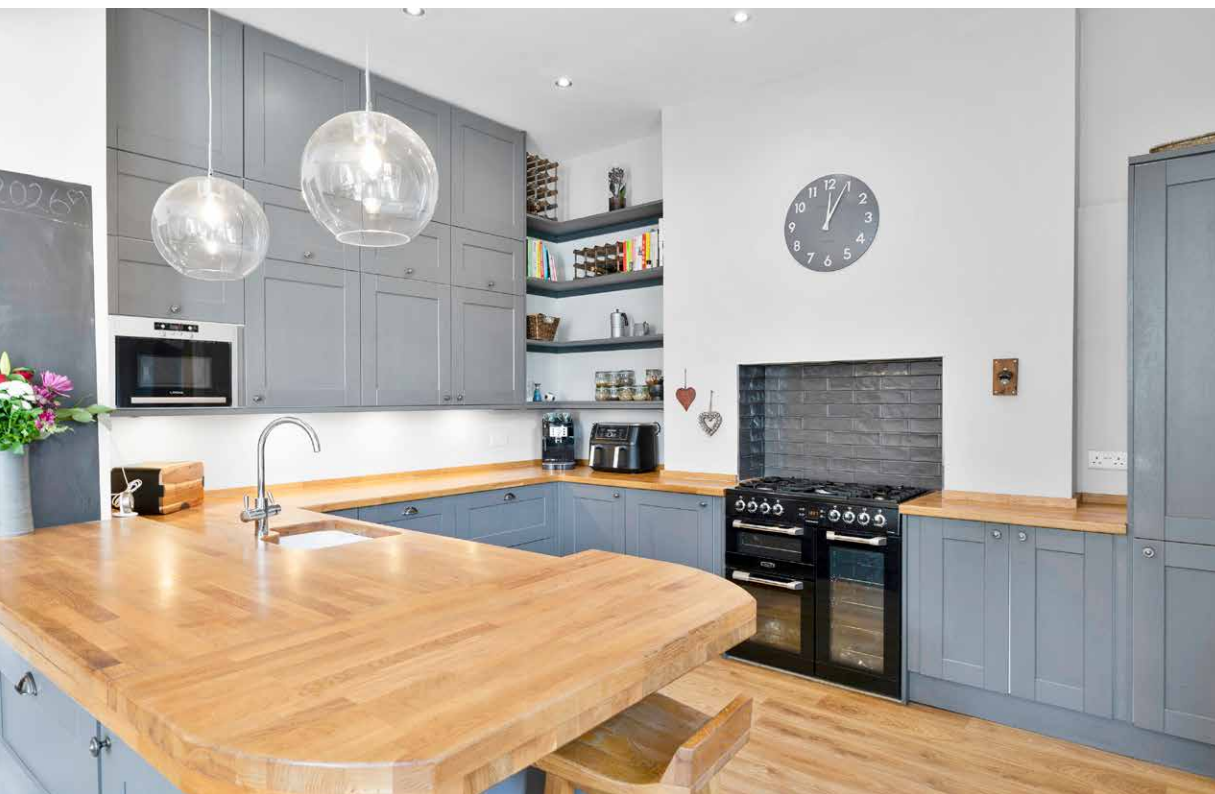
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# WELCOME TO

## ROSEMOUNT

This traditional four-bedroom (plus study/guest bedroom) semi-detached house, with no onward chain, is a substantial, turn-key family home that has undergone complete refurbishment between 2017-18, including all-new wiring, plumbing, windows, luxury kitchen, and bathrooms. It boasts a wealth of interior and exterior space, and is finished to exceptionally high standards with impressive rooms defined by sophisticated interior design and original period features. It also has parking and a highly desirable location in the Peebles conservation area, backed by mature trees and with an open outlook to the front.



## THE HIGHLIGHTS

- Traditional semi-detached house of exceptional standards
- Completely refurbished throughout in 2017-18
- Exclusive setting in the Peebles conservation area
- Impressively large gardens to the front and rear
- Timber-framed garage and rear driveway
- Traditional vestibule and hall with storage and WC
- Large living room with bay window and log burner
- Stylish breakfasting kitchen/dining room and a utility room
- Three double bedrooms, one single bedroom, & a study/guest bedroom
- Exquisite 3pc bathroom and 3pc shower room





## TAKE A LOOK AROUND

Inside, a vestibule and hall offer a wonderful introduction, defined by rich woodwork, period details, and neutral décor. Understairs storage and a WC complete the welcome. On the right, the large living room enjoys a rich tapestry of period corning and a ceiling rose, alongside a sweeping bay window, stripped wooden floorboards, and elegant decoration. A shelved recess and picture rail add texture, while a log-burning stove forms a cosy focal point. Next door, the kitchen/dining room spans the entire width of the property, boasting a Shaker-inspired design with superior cabinet storage and chunky wooden worktops with a breakfast bar return. Stylish and highly practical, it is an enviable space which also extends out into the garden. Just off the kitchen is a utility room and an adjacent three-piece shower room.

## HEAD ON UP

The four bedrooms extend off a landing lit by a modern rooflight. The dual-aspect principal bedroom is a very large double with a bay window. Bedrooms two and three (with press cupboards) are also spacious doubles, while bedroom four is a flexible single. Finishing this floor is an exquisite bathroom with a luxurious double-ended bath and overhead rainfall shower. A versatile study/guest bedroom (separately accessed from the utility area) makes for a quiet office or occasional guest bedroom. The property has gas central heating and double-glazed (heritage-style) sash-and-case windows.

## THE DETAILS

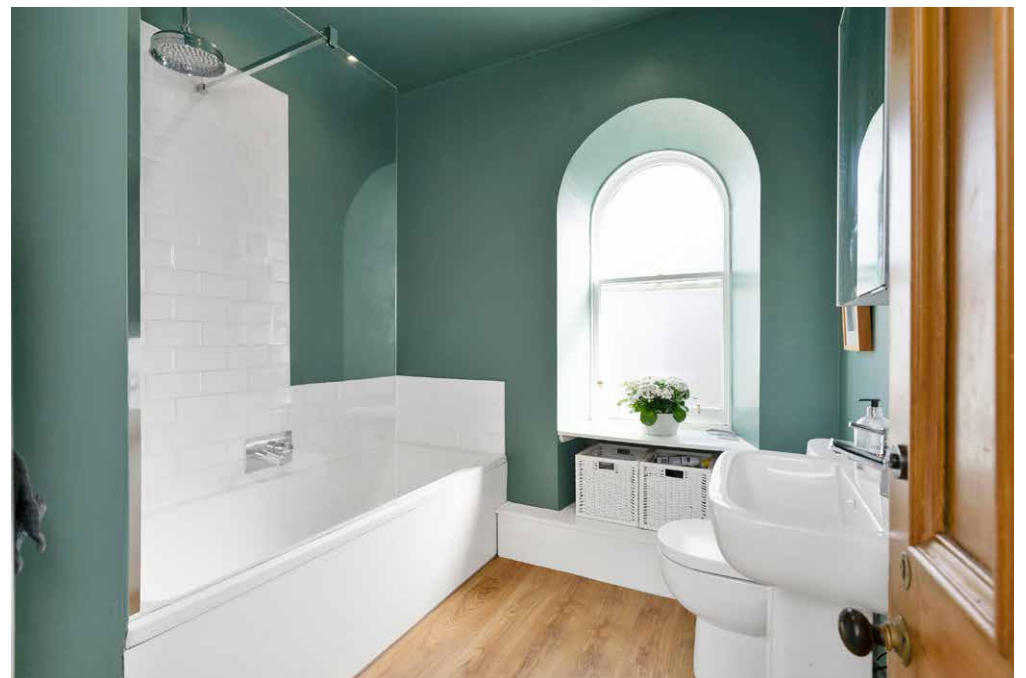
All fitted floor coverings, window blinds, light fittings, integrated appliances (fridge, freezer, dishwasher, fitted microwave, and two washing machines), and a gas range cooker to be included in the sale.





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THREE DOUBLE BEDROOMS, ONE  
SINGLE BEDROOM, AND A STUDY/  
GUEST BEDROOM





## TOUR THE GROUNDS

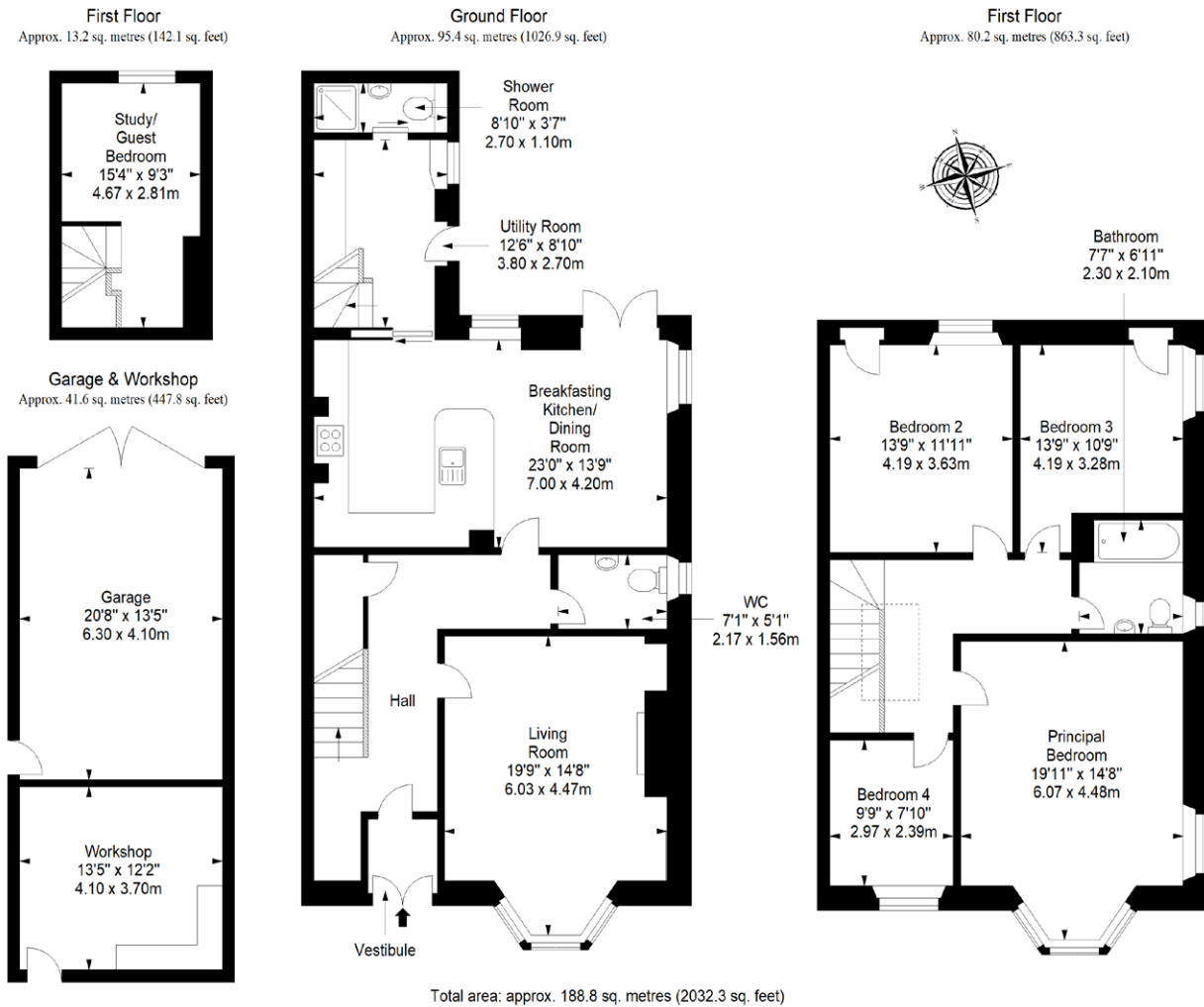
Externally, Rosemount offers a wealth of outdoor space to the south-facing front and rear. Both gardens are impressively large and fully enclosed, enjoying landscaped designs. The front garden is defined by a sprawling manicured lawn, while the rear features a lawn and a dining patio set beside a fully-insulated workshop/shed (with office potential). A timber-framed garage and rear driveway provide off-street parking.

## TELL US ABOUT

### *PEEBLES*

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



## Property Office:

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