



Rosebud Cottage, 12 Rosetta Road, Peebles, Peeblesshire, EH45 8JU
Offers Over £350,000



A charming and exceptionally appealing three-bedroom traditional stone-built semi-detached cottage, enjoying private gardens and fantastic central setting just a short stroll from the High Street in the picturesque Borders town of Peebles.



DESCRIPTION:

Dating back to the late 1800s, "Rosebud Cottage" beautifully combines timeless period charm and character with thoughtfully considered modern enhancements, creating a home perfectly suited to contemporary family living. Presented in immaculate decorative order throughout, this delightful cottage features stylish, contemporary interiors and offers well-proportioned, comfortable accommodation arranged over two levels, extending to 996 square feet. Ideally positioned just a short stroll from a superb range of local shops, restaurants, bars and coffee shops, with both primary and secondary schools close by, and offering easy access to scenic parks, riverside walks and cycle paths, this property is highly appealing. Early viewing comes highly recommended.

Approached via a flower-lined front garden, the accommodation opens into a welcoming entrance hallway, with a staircase rising to the upper level and excellent storage space beneath. Positioned to the front, with a window overlooking Rosetta Road, the comfortable sitting room features a multi-fuel stove set on a black granite hearth, creating a striking focal point within an inviting and relaxing setting. Enjoying views across the rear garden, the open-plan dining kitchen is fitted with an attractive range of modern wall and base units complemented by contrasting worktops and a tiled splashback. Integrated appliances include a fridge-freezer and dishwasher, along with a contemporary freestanding gas Rangemaster cooker. Flooded with natural light from a Velux skylight, the dining area provides a bright and welcoming space, ideal for both everyday family life and entertaining. From the kitchen, a useful utility area offers space and plumbing for a washing machine and tumble dryer, with a door giving direct access to the private rear garden. Also on the ground floor, to the front of the cottage, is a spacious double bedroom featuring a large window with charming traditional shutters, adding warmth and character while offering a versatile space to suit a range of needs. The ground floor is completed by a modern family bathroom comprising a WC, wash hand basin and a P-shaped bath with overhead shower, further enhanced by underfloor heating and an opaque rear-facing window. A turning staircase rises to the upper landing, where a skylight window bathes the space in natural light. This level comprises two further inviting comfortable bedrooms, each enhanced by attractive front-facing dormer windows that maximise both natural light and a sense of space.

Please note, the property benefits from fully approved architect-designed plans for a rear extension, creating a modern open-plan living space on the ground floor, together with a Jack and Jill en-suite serving the two first-floor bedrooms. The plans can be viewed on the Scottish Borders Planning Portal under reference 21/00843/FUL.

OUTSIDE:

The property enjoys private garden ground to the front, side, and rear. The charming front garden is planted with a variety of shrubs and flowering plants, contributing to the cottage's kerb appeal. A side gate leads to the spacious, fully enclosed rear garden. Mainly laid to lawn, the rear garden enjoys a generous paved patio, ideally suited to outdoor dining and entertaining during the warmer months. Additional features include a brick-built external store with power, a timber log store, and a substantial timber garden shed. The garden is attractively enclosed by stone walling and timber fencing, all complimented a fantastic array of mature shrub borders and a selection of established fruit trees.

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. Glentworth Forest and its popular mountain biking routes are approximately 4 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 including 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. Mains gas fired central heating. Mixture of UPVC double glazed and single timber framed windows. Telephone and FTTP broadband connection.

CONSERVATION AREA AND LISTED BUILDINGS:

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 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. Amount payable for the financial year 2026/2027 - £2,270.84. The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

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.

HOME REPORT:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us to request a copy.

EPC RATING:

The Energy Efficiency Rating for this property is D (60) with potential C (76).

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.

OFFERS:

All offers must be submitted to the Selling Agents in Scottish legal form, either by email to mail@jbmestateagents.co.uk or in writing to JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. The seller reserves the absolute discretion to accept or reject any offer received and is under no obligation to accept the highest or any offer. By law, all offers received will be intimated to the seller as soon as reasonably possible until formal conclusion of missives has taken place, unless the seller has provided specific written instructions not to pass on certain offers. Notwithstanding the receipt of an acceptable written offer, until missives are concluded, the seller and the Selling Agents reserve the right to continue marketing or re-market the property and to resume or conduct further viewings, particularly in the event of any delay by the purchaser in progressing the transaction. The purchaser or their solicitor will be notified in writing should the seller subsequently decide to place the property back on the market.

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:

JBM Estate Agents is a regulated estate agency business and is subject to the Money Laundering Regulations 2017, the Criminal Finances Act 2017, the Proceeds of Crime Act 2002 (POCA), the Economic Crime (Transparency and Enforcement) Act 2022, and other relevant legislation. We are required to comply with the guidelines set out by the regulator for the estate agency sector, HM Revenue & Customs (HMRC). In accordance with these requirements, we are legally obliged to carry out identity and source-of-funds checks on all property buyers. These checks are completed through an independent third-party verification provider and must be successfully concluded before an offer can be formally accepted or a property marked as "under offer." All buyers are required to complete third-party AML verification, for which a non-refundable fee of £20 plus VAT (£24 in total) per individual applies. All information is handled securely and in accordance with current data protection legislation. JBM Estate Agents is registered for AML supervision with HMRC under registration number XBML00000125848, and we are legally required to report any evidence or suspicion of money laundering to the relevant authorities without notification.

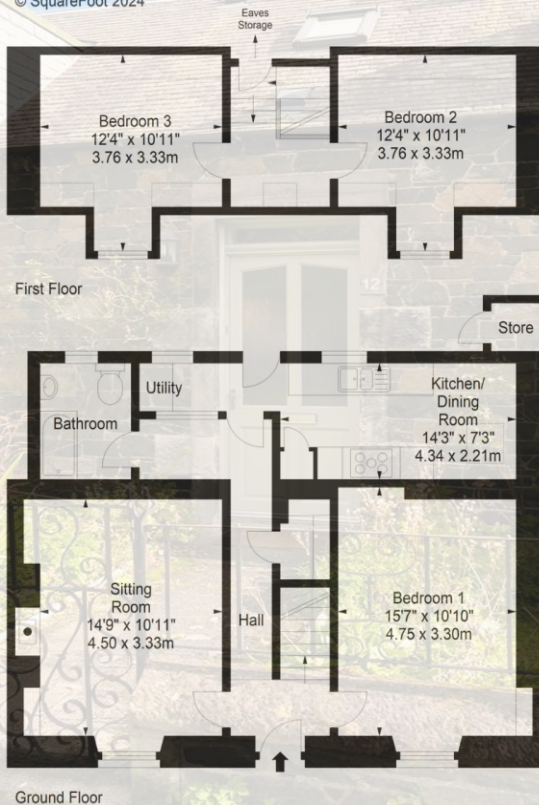
Particulars prepared May 2026. Photos taken October 2024.



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



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.



10 Northgate, Peebles, EH45 8RS
Tel: 01721 540170 Fax: 01721 520104
Email: mail@jbmestateagents.co.uk
www.jbmestateagents.co.uk