

Peebles
Call 01721 723999

Offers over £130,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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31A Rosetta Road, Peebles, EH45 8HH



Enjoying a quiet yet central position within one of Peebles' most popular residential areas, 31A Rosetta Road forms part of a traditional stone building dating back to the late nineteenth century. The property has been thoughtfully upgraded to create a stylish and comfortable home that retains a sense of its period origins while offering modern convenience. With its own private entrance, excellent natural light and close proximity to Peebles High Street, this appealing home will particularly suit buyers looking for a lowmaintenance property in a prime Borders location.

Accommodation

GROUND FLOOR

- * Own main door entrance, hallway and stairs

FIRST FLOOR

- * Hallway
- * Dual aspect open plan kitchen / living / dining room offering lots of natural light and excellent views
- * Bright and spacious double bedroom with dual aspect
- * Shower room

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Shared garden

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Approximate Gross Internal Area = 43.3 sq m / 466 sq ft

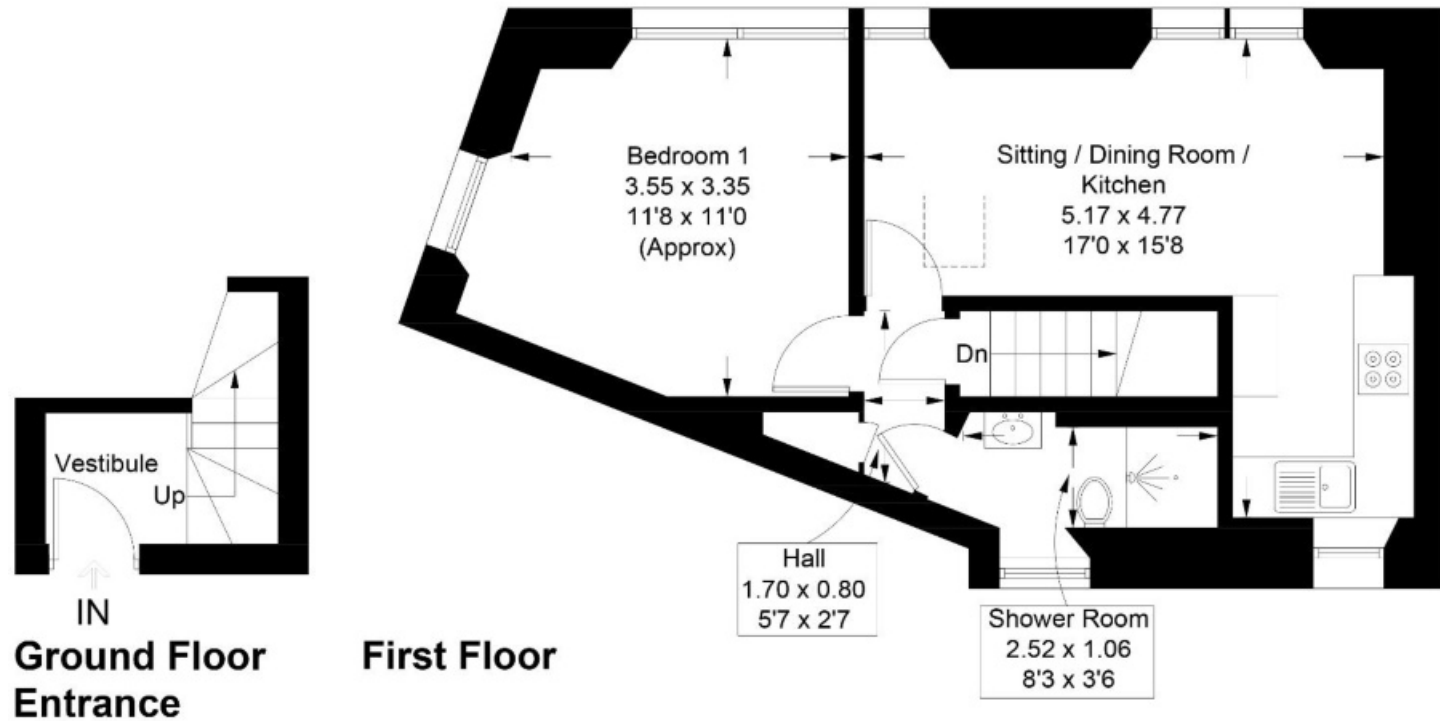


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1293746)

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 fixtures and fitting, included integrated appliances, light fittings and blinds, where applicable are included

Services

Mains gas, electricity, water and drainage

EPC

D

Council Tax

Scottish Borders Council. Council Tax Band: B

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.

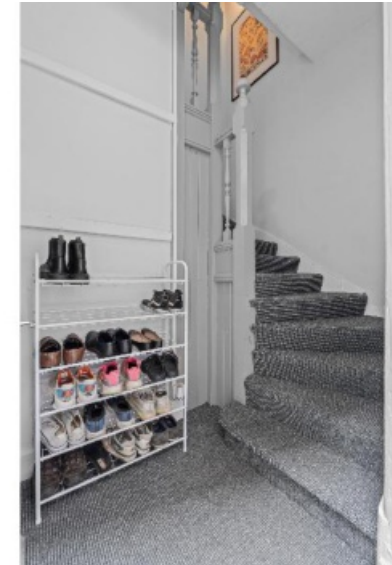
Interested in this property?

Peebles

Call 01721 723999

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Peebles, EH45 8RX
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon



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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.