



59 Rosetta Road
Peebles, Borders, EH45 8HH



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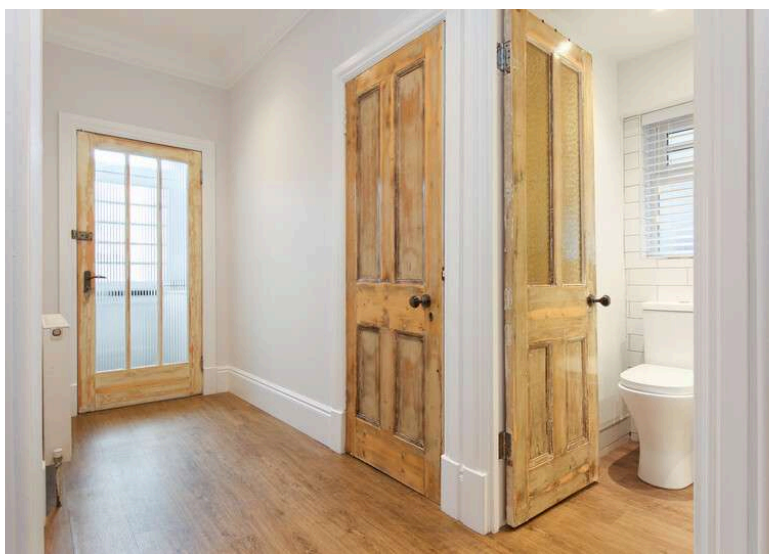


59

Rosetta Road

Tastefully presented traditional lower flat offering well proportioned yet easily manageable accommodation close to the centre of Peebles and its associated amenities.

- Charming lower flat in desirable Peebles
- Vestibule & hallway w/storage
- Sunny lounge/dining room
- Kitchen with garden access
- Two generous double bedrooms
- Shower room
- Gas central heating & double glazing
- Private front garden and southerly facing rear garden
- On-street parking



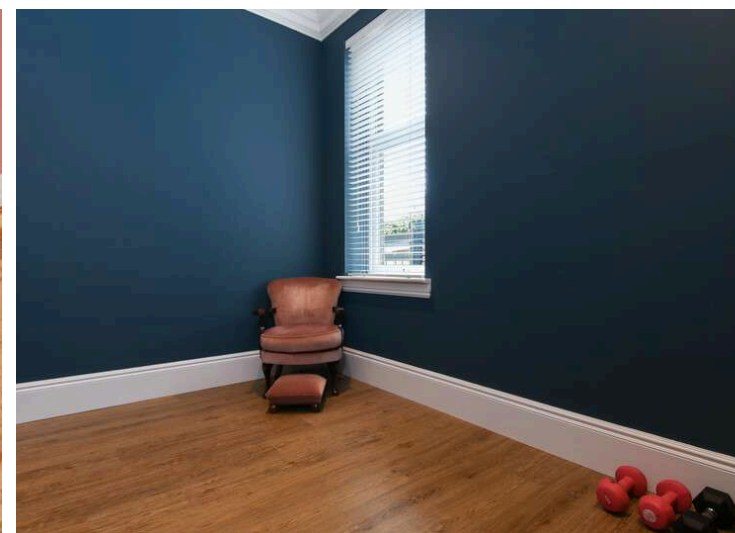
Home Report: £185,000

EPC Rating: C

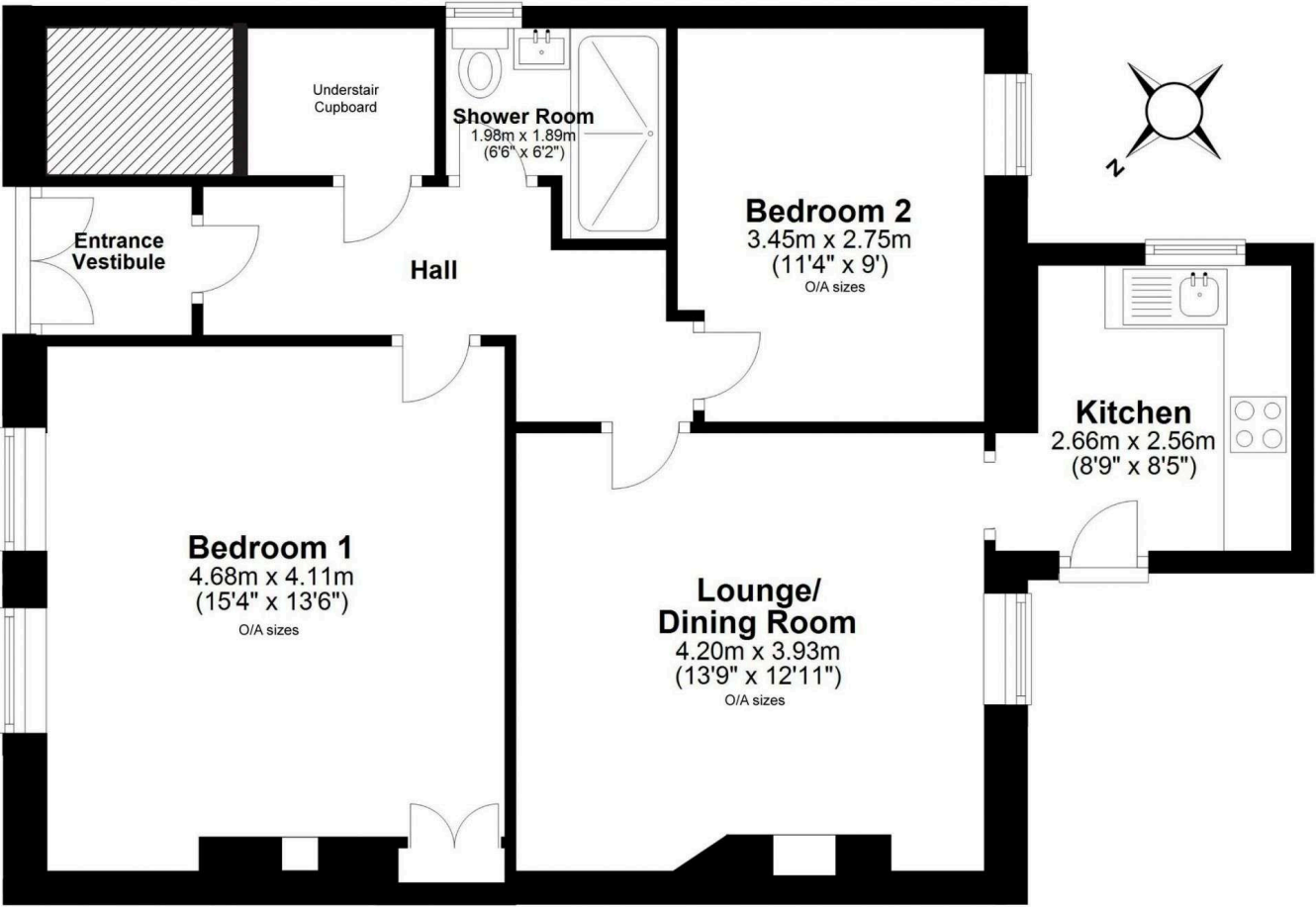
This charming property has been sympathetically decorated and well maintained by its present owner. It comprises entrance vestibule and welcoming reception hall with under-stair storage; a sunny lounge/dining room leading to a fitted kitchen with a door to the rear garden; two generous double bedrooms; and shower room. It also enjoys the benefit of gas central heating and double glazed windows.

There are areas of private garden ground to the front & rear of the building, with the terraced rear garden enjoying a south-westerly aspect and a flood of natural light. Unrestricted on-street parking is available on Rosetta Road and in the adjacent streets.

Extras: To include all fitted floor coverings; blinds; light fixtures; cooker; fridge/freezer; and dishwasher in the sale.



Peebles is renowned for its picturesque setting on the River Tweed. The town centre boasts independent shops and businesses, supplemented with high-street stores and supermarkets. Everyday essentials include banks, pharmacies and a post office, plus a choice of restaurants, bars and cafés. Peebles also hosts cultural events and attractions, with the main venue being the Eastgate Theatre & Arts Centre. Outdoor pursuits include everything from salmon fishing and riverside walks along the Tweed, to hiking, cycling and horse riding in the surrounding hills. Popular with families, Peebles is served by primary schools and a high school, and the town is just over twenty miles from Edinburgh. Commuters are thirty minutes' drive from Edinburgh City Bypass, which in turn allows easy access to other major road networks, Edinburgh Airport and Forth Road Bridge.



Ground Floor



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