

Peebles

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Offers Over £725,000

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Rosebank, Greenside, Peebles, EH45 8JA



Standing proudly in an elevated position overlooking the River Tweed, Rosebank is an exceptional Victorian residence that immediately captivates with its striking asymmetrical façade, elegant bay windows and distinctive gabled frontage, creating a home of undeniable architectural character. Dating from around 1885, it effortlessly combines the craftsmanship and grandeur of its period with thoughtfully enhanced interiors designed for modern living. Immaculately presented throughout, every space has been finished to an exceptional standard, offering a truly turnkey home where timeless elegance, contemporary comfort and an enviable setting come together in one of Peebles' most desirable addresses.

Accommodation

GROUND FLOOR

- * Welcoming entrance porch leading into the main accommodation
- * Central hallway providing access throughout the ground floor
- * Bright living room with a bay window and multi-fuel stove
- * Sitting room with bay window and a period fireplace.
- * Spacious open-plan kitchen / dining room with integrated appliances and ample space for dining
- * Utility Area with external access
- * Spacious double bedroom with bay window and en-suite shower room
- * Cloakroom

FIRST FLOOR

- * Upper landing
- * Generous master bedroom with adjoining dressing room and en-suite with a separate shower compartment
- * Dressing Room - Versatile space, ideal as a dressing room or nursery
- * Further spacious double bedroom with bay window
- * Modern fitted shower room

ADDITIONAL INFORMATION

- * Gas central heating
- * Private enclosed garden grounds to the front, side and rear, enjoying an elevated setting with views towards the River Tweed
- * Windows are predominantly double glazed in timber frames,

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Approximate Gross Internal Area = 186.5 sq m / 2007 sq ft

Store = 5.2 sq m / 56 sq ft

Total = 191.7 sq m / 2063 sq ft

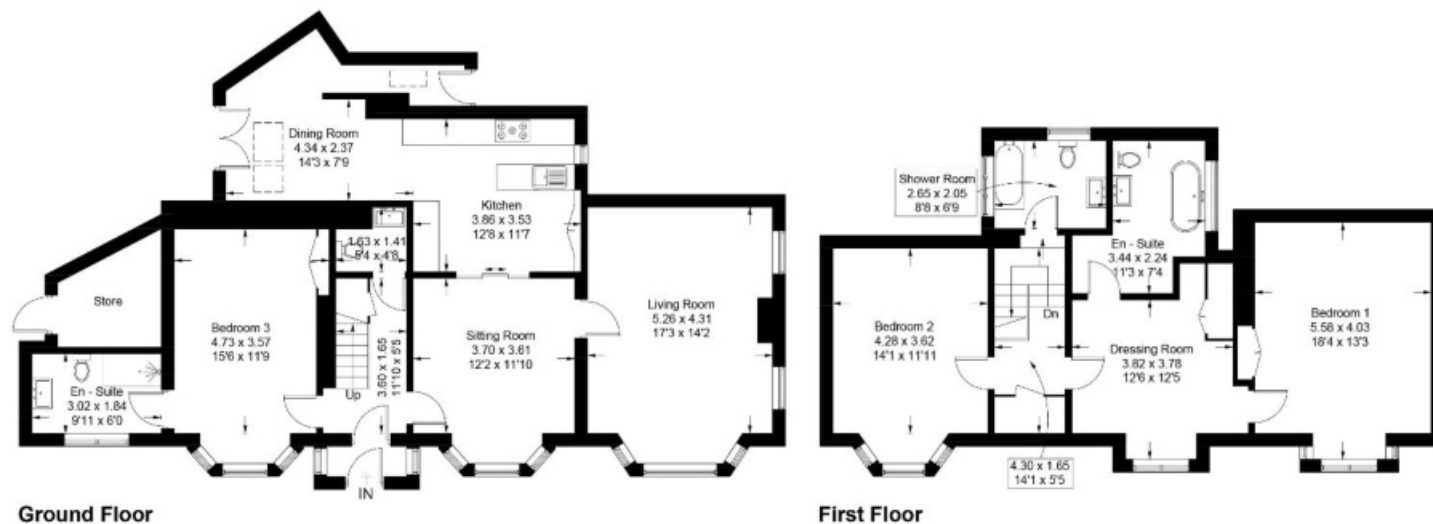


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1323467)

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 gas, electricity, water and drainage.

EPC

Band E

Council Tax

Band F

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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