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29/1 ROSETTA ROAD

PEEBLES, SCOTTISH BORDERS EH45 8HJ



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WELCOME TO

29/1 ROSETTA ROAD

This two-bedroom ground-floor flat offers convenient single-storey living in highly desirable Peebles, with town centre shops and schools within walking distance. Ideal for professionals, small families, or downsizers, the home forms part of a traditional Victorian terrace and enjoys private front and rear gardens, plus unrestricted on-street parking.



THE HIGHLIGHTS

- Charming traditional ground-floor flat
- Town centre setting within Peebles Conservation Area
- Communal vestibule
- Airy entrance hall with storage
- Bay-windowed living/dining room with storage, cornicing, and electric fire
- Bright Shaker-style kitchen with appliances and garden access
- Rear-facing principal bedroom with built-in storage
- Single bedroom/home office
- Bright, contemporary wet room
- Private front and rear gardens and a shed
- Unrestricted on-street parking
- Gas central heating and double glazing





TAKE A LOOK AROUND

A communal vestibule provides access to the flat, where an airy entrance hall incorporates useful storage. To the front, the bay-windowed living/dining room offers space for relaxation and dining, alongside further built-in storage. Neutral décor and soft carpeting create a welcoming setting, offering a blank canvas for personal touches, while classic corning and a focal fireplace with an electric fire lend the room an elegant, homely character. The generous bay window draws in natural light, enhancing the room's bright, airy feel.

Positioned to the rear, the bright kitchen enjoys direct garden access and a tasteful country-inspired design. Ivory-white panelled cabinetry is paired with wood-toned worktops and neutral tiling, alongside freestanding appliances including an electric cooker, washing machine, dishwasher, and tall fridge-freezer.

BEDROOMS & WET ROOM

The principal bedroom enjoys a peaceful rear position with a garden outlook, plus built-in storage. The second bedroom provides space for a single bed, ideal for guests or a child, and could also serve as a dedicated office for remote workers. Both bedrooms offer scope for cosmetic updates and personalisation.

A bright, contemporary wet room completes the accommodation, featuring a concealed-cistern WC, wall-mounted basin, and easy-access shower area, complemented by practical marble-effect wall panelling. A chrome ladder-style towel radiator adds a stylish finishing touch.



THE DETAILS

Extras: The sale includes all fitted flooring, window coverings, light fittings, and freestanding appliances.





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BAY-WINDOWED
LIVING/DINING ROOM
WITH STORAGE, CORNICING,
AND ELECTRIC FIRE





TOUR THE GROUNDS

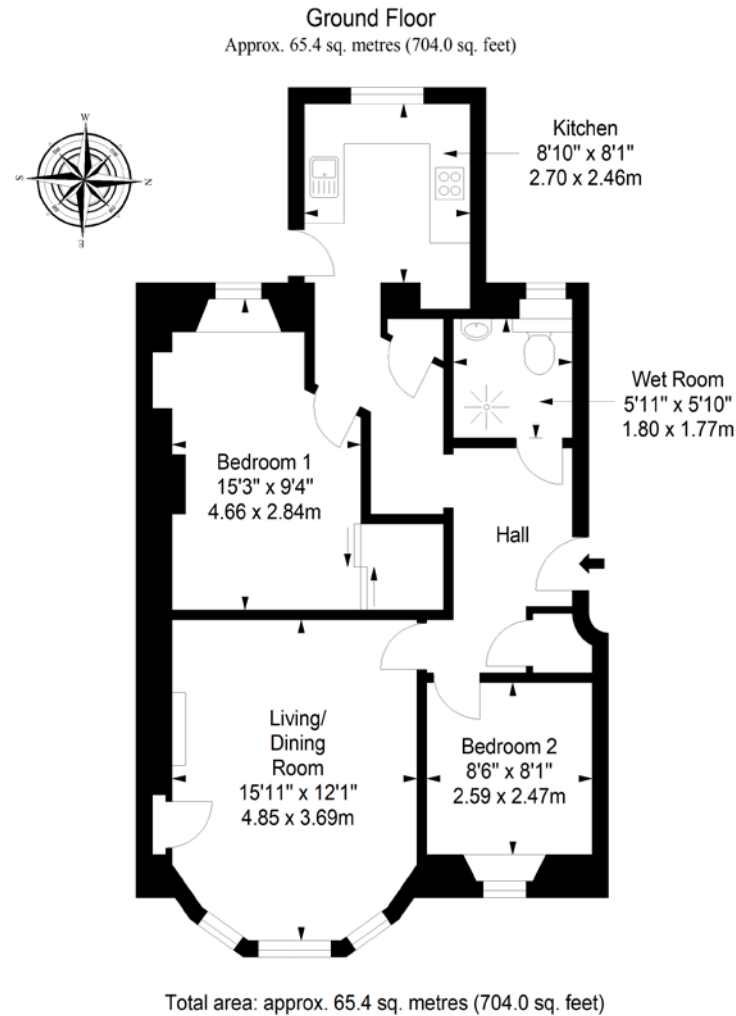
The private gardens offer easily maintained outdoor space, with gravelled and paved areas framed by planting beds and privacy hedging to the front. The rear garden also includes a timber shed for additional storage, while on-street parking in the area is conveniently unrestricted.

TELL US ABOUT

PEEBLES, SCOTTISH BORDERS

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, but also benefits from 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 arts events throughout the year. There are also a number of 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 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



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