



4 Rose Park

Peebles, Scottish Borders, EH45 8HP



Blackwood & Smith LLP
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Property Summary

Forming part of a popular retirement development in Peebles, this two-bedroom main-door upper flat enjoys lovely views of the adjacent hills and is presented with a palette of neutral décor, with some modern touches. The flat is ideally positioned for easy access to the excellent amenities Peebles has to offer, including a selection of shops, cafés, coffee shops, and restaurants, the medical centre, the library, and transport links throughout the town, across the county, and further afield. The golf club and a wealth of green spaces are also easily reachable from the property.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Features

- Main-door upper villa in Peebles
- Part of a popular retirement development
- Ground-floor entrance and first-floor hall with storage
- Good-sized living/dining room
- Modern kitchen with large storage cupboard
- Two bedrooms (one with storage)
- Bathroom with shower-over-bath
- Well-maintained shared gardens
- Private residents' parking
- Electric heating system
- Double-glazed windows
- EPC Rating - D





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a modern kitchen with large
storage cupboard”*







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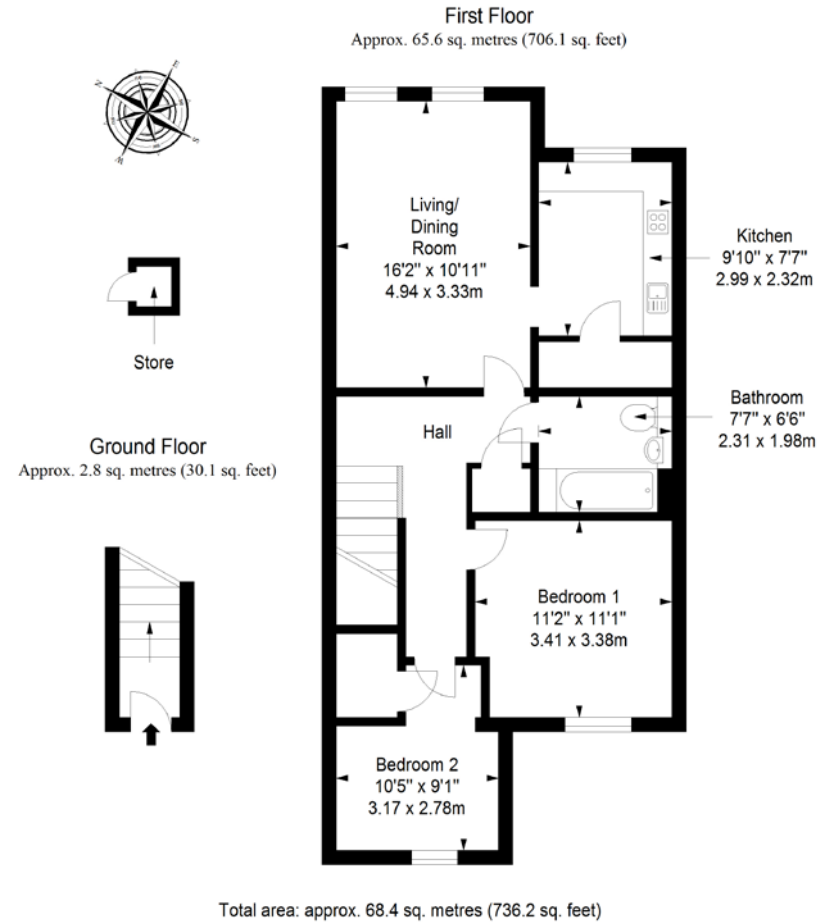




Police

Scottish Borders
Council
Herbert Avenue
Gallop

Floorplan



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