

Peebles

Call 01721 723999

FIXED PRICE £190,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



24A Chapel Street, Innerleithen, EH44 6HN



A centrally located, traditional, double upper per flat finished to a high specification with a bright and contemporary interior, presented in immaculate decorative order throughout and offering generously proportioned accommodation, including a large lockable cupboard off the shared entrance vestibule, ideal for secure bike storage. Externally the property benefits from a fully enclosed, well-maintained, communal courtyard garden.

Accommodation

External stairs from the courtyard garden at the rear lead to

FIRST FLOOR

- * Main door to shared entrance vestibule
- * Secure store
- * Main door into flat
- * Hallway
- * Livingroom with large store cupboard off
- * Dining kitchen with integrated appliances
- * Shower room

SECOND FLOOR

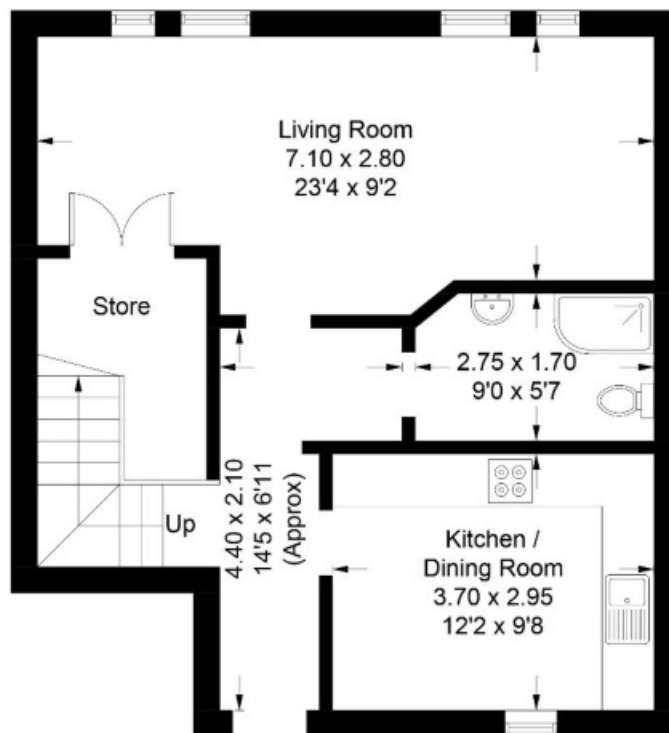
- * Upper landing
- * Double bedroom with walk-in store cupboard
- * Further double bedroom
- * Bathroom

ADDITIONAL INFORMATION

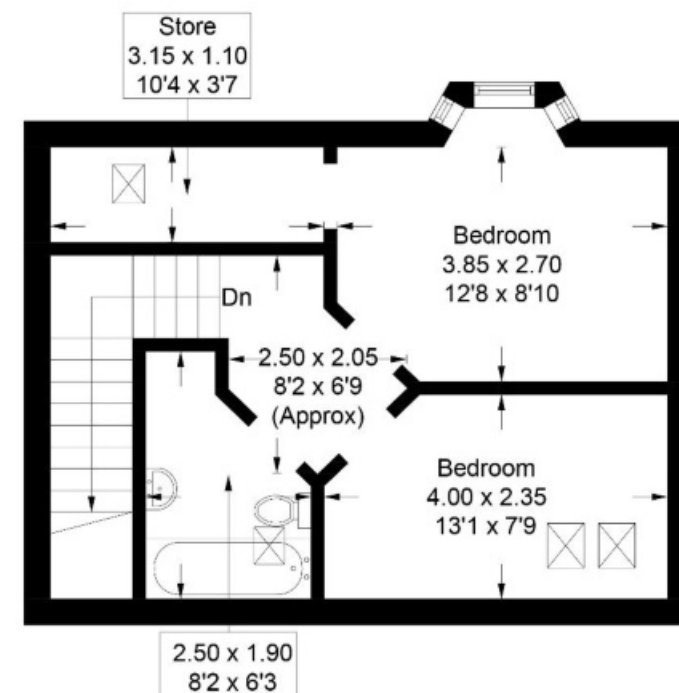
- * Electric heating
- * Double glazing
- * Communal courtyard garden

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Approximate Gross Internal Area = 89.0 sq m / 958 sq ft



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1011947)

Situation

The town of Innerleithen is located within the scenic Tweed Valley giving the town a country feel. It provides a wide range of amenities including independent shops, supermarket, bank and health centre. The local Primary School also provides nursery education and highly regarded secondary schooling is available in nearby Peebles. Pleasant river, woodland and hill walks are close at hand and there is a new cycle path linking Innerleithen with Peebles and Walkerburn. The town is also a renowned mountain biking centre with competitive downhill courses and forest trails, a nine hole golf course is located on the edge of the town with Cardrona championship golf course a mere 4 miles away.

Fixtures and Fittings

Fitted flooring, blinds, light fittings and integrated appliances are included in the price.

Services

Mains electricity, water and drainage.

EPC

Band C

Council Tax

Band A

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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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

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Full members of:



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.