

**Peebles**

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**Offers over £295,000**

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**POGGLERS COTTAGE**  
**2 Montgomery Street, Innerleithen, Peeblesshire, EH44 6JP**



Constructed circa 1935 this stone-built semi-detached cottage has been extensively upgraded and modernised to a high specification retaining traditional features whilst benefiting from modern day luxuries. The accommodation is arranged over ground floor level, with a beautifully finished neutrally decorated interior enjoying excellent natural light. The property occupies a generous, fully enclosed, corner plot extending to 0.1 of an acre, benefiting from a sunny aspect and a driveway with option to create off-street parking for multiple vehicles, if desired. Additionally, full planning consent is in place to extend the property, comprising a further two double bedrooms and additional bathroom.

## Accommodation

### GROUND FLOOR

- \* Entrance vestibule
- \* Hallway
- \* Living room
- \* Newly installed kitchen with integrated appliances
- \* Three double bedrooms
- \* Bathroom with over-bath shower

### ADDITIONAL INFORMATION

- \* Gas central heating
- \* Double glazing
- \* Garden grounds to the front, side and rear, predominantly laid to lawn
- \* Driveway with gated entrance
- \* Un-restricted on-street parking
- \* Planning consent with Scottish Borders Council; 23/00859/FUL | Extension to dwellinghouse | Poggles 2 Montgomery Street Innerleithen Scottish Borders EH44 6JP

### UPGRADES INCLUDE

- \* New kitchen by Magnet with integrated oven, hob, extractor hood, fridge freezer, washing / dryer and dishwasher
- \* Remodelled bathroom with newly installed shower and wet walls
- \* Boiler and central heating system serviced including chemical flush of all radiators. (certificates provided)
- \* Kitchen ceiling replaced and loft hatch created to allow access to loft space for storage etc., as required.
- \* Full strip out of old electrical system and a full electrical rewire completed. (EICR report supplied)
- \* Plumbing checked, repaired and replaced as required.
- \* New smart meters fitted internally and housed in new cupboard.
- \* New gas meter fitted externally
- \* New smoke alarms and CO alarms fitted.
- \* Legionella Water Safety Test completed( paperwork supplied)
- \* Asbestos safety survey conducted and approved.
- \* Roof tiles, chimney stacks, flashings and all guttering repaired/replaced as required, guttering treated with exterior protection and painted.
- \* Floorboards repaired as required throughout and new flooring and underlay laid
- \* Lighting to the front and rear entry doors
- \* Freshly painted / decorated and re-plastered throughout

## Poggles Cottage, 2 Montgomery Street, Innerleithen, EH44 6JP

Approximate Gross Internal Area = 77.0 sq m / 825 sq ft

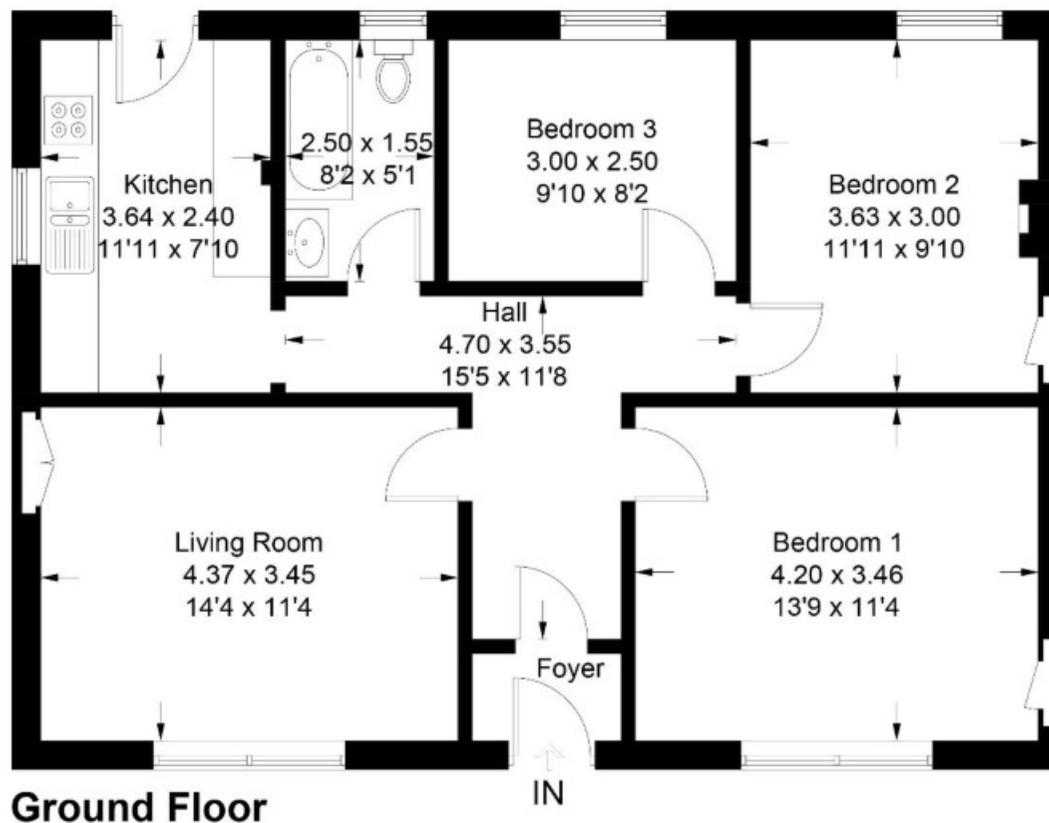


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1050304)

### 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 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 multi-use path linking Innerleithen with Peebles, Walkerburn and Traquair. 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 and Cardrona championship golf course a mere 4 miles away.

### Fixtures and Fittings

All fixtures and fittings are included in the sale

### Services

Mains electricity, gas, water and drainage

### EPC

C

### Council Tax

Scottish Borders Council, Council Tax Band C

### 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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Monday to Friday: 9.00am to 5.00pm  
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