

**Peebles**

Call 01721 723999

**Offers over £90,000**

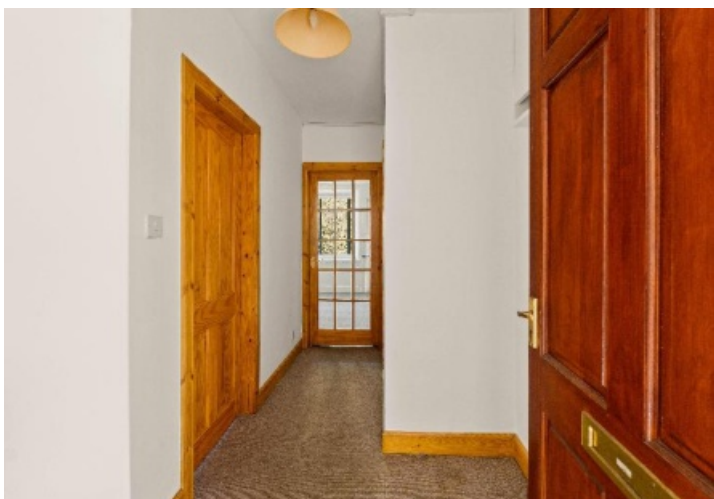
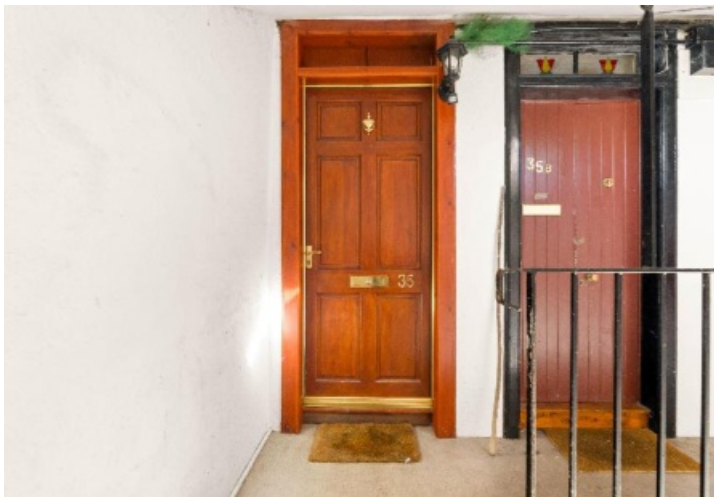
**CULLEN KILSHAW**  
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**35 Leithen Road, INNERLEITHEN, EH44 6HX**





Traditional stone-built first floor flat situated just moments walk from Innerleithen Golf Club and offering direct access to superb countryside walks and biking trails. The property has been freshly painted and is presented in good condition throughout. Of further benefit is the exclusive area of garden and the delightful views of the surrounding hills and woodland.

## Accommodation

### GROUND FLOOR

- \* Communal stairs and hallway

### FIRST FLOOR

- \* Main door
- \* Hallway
- \* Open plan living room / kitchen
- \* Bedroom
- \* Shower room

### ADDITIONAL INFORMATION

- \* Double glazing
- \* Exclusive garden ground, predominantly laid to lawn
- \* Coal store

## 35 Leithen Road, Innerleithen, EH44 6HX

Approximate Gross Internal Area = 27.5 sq m / 296 sq ft

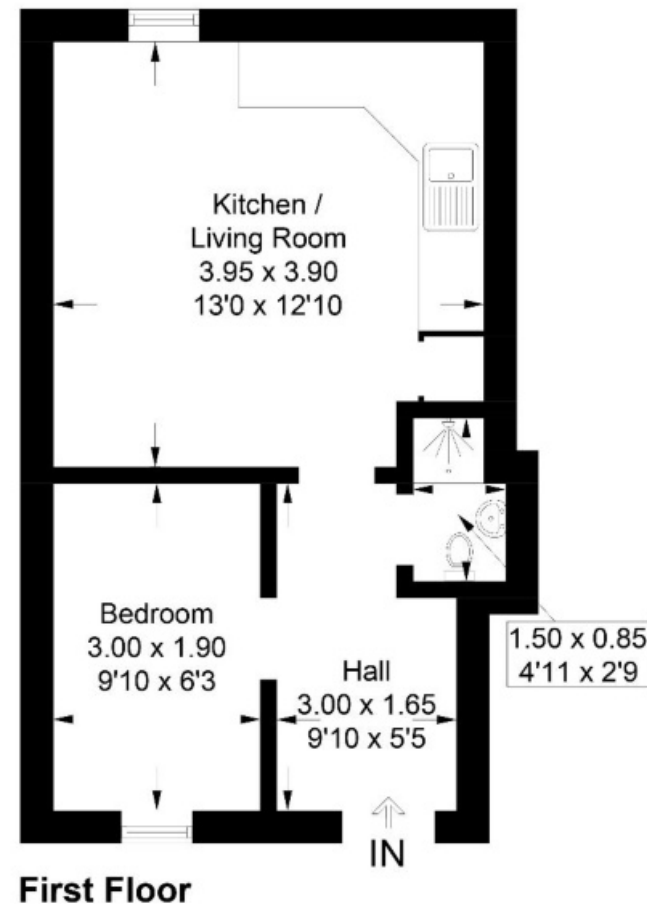


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1065870)

### 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

All fixtures, fittings and white goods are included in the sale. the condition of the white goods will not be warranted.

### Services

Mains electricity, water and drainage.

### EPC

D

### Council Tax

Scottish Borders Council. 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**

5 Northgate,  
Peebles, EH45 8RX  
Phone: 01721 723999  
Fax: 01721 723888  
Email: peebles@cullenkilshaw.com

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

Also At:

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