

Peebles
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Offers over £200,000

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St James Hall, High Street, INNERLEITHEN, EH44 6HD



Former Whinstone schoolhouse, constructed in 1876, converted into a one bedroom semi-detached residential dwelling circa 2002. This historic C listed building extends to 121m² and provides a unique and charming living space that retains its original character whilst offering modern amenities. The high ceilings and exposed beams give the home a spacious and airy feel, while the lead windows add a touch of historic charm. The mezzanine bedroom is a wonderful retreat, overlooking the main living area below and offering privacy and tranquility. The rustic stone walls add texture and warmth to the space, creating a cosy and inviting atmosphere. The property enjoys a convenient central location whilst being set back from The High Street to benefit from an excellent degree of privacy. On the doorstep are an excellent range of independent shops, cafes, pubs, restaurants as well as world-class mountain biking trails, walks, fishing, golf and many other popular outdoor pursuits.

Accommodation

GROUND FLOOR

- * Entrance vestibule
- * Large open plan living room / kitchen
- * Mezzanine containing a double bedroom
- * Side hall with patio doors opening out to the garden
- * Bathroom with over-bath shower

ADDITIONAL INFORMATION

- * Gas central heating
- * Fully enclosed garden to the front and side, predominantly laid to lawn incorporating a decked patio area and benefiting from a sunny south easterly aspect

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Approximate Gross Internal Area = 120.6 sq m / 1298 sq ft

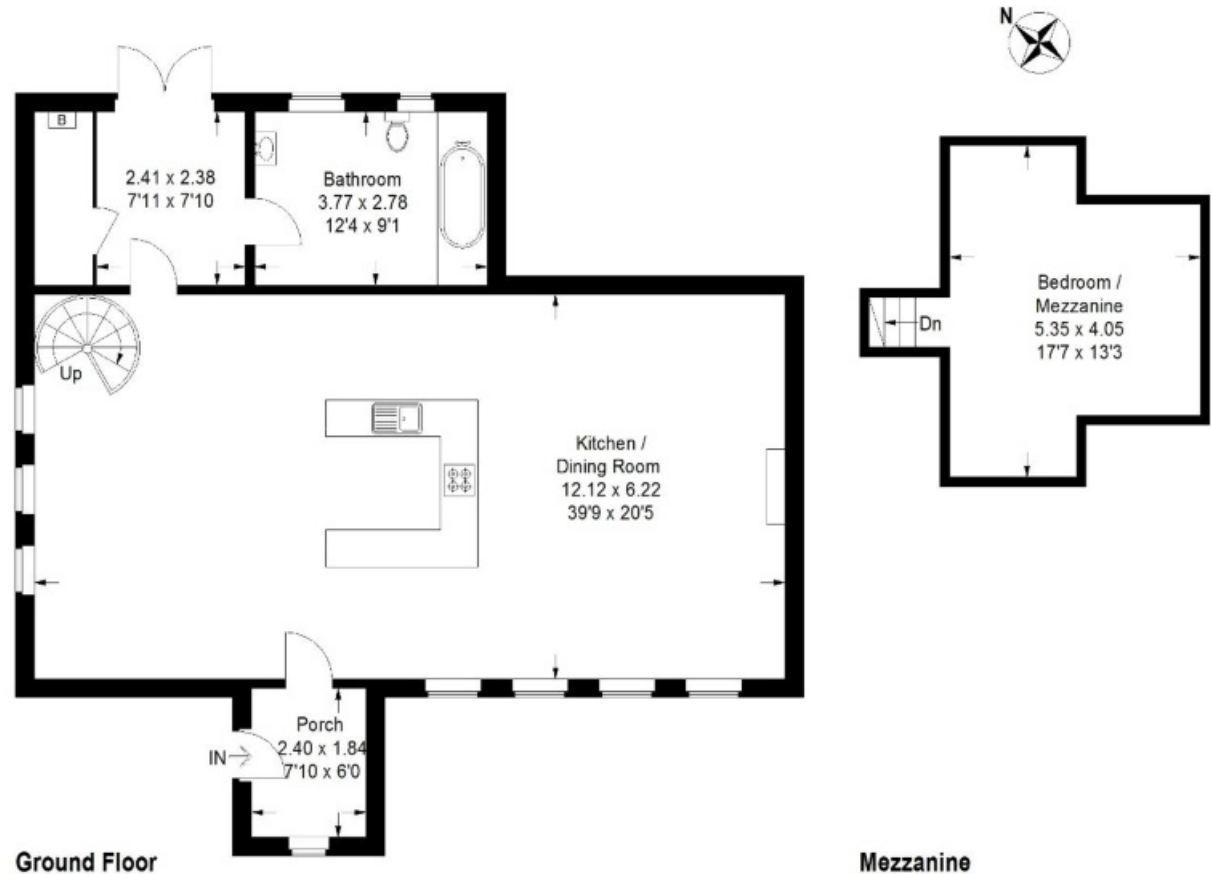


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1070513)

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 new cycle path linking Innerleithen with Peebles, Walkerburn, Traquair and beyond. 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 and fittings are included, including integrated appliances, blinds and fitted flooring, where applicable. The condition of the white goods will not be warranted.

Services

Mains electricity, gas, water and drainage

EPC

F

Council Tax

Scottish Borders Council. Council Tax Band D

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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